

**U.S. General Services Administration**  
**FEDERAL BUILDINGS FUND**  
**Fiscal Year 2023 Congressional Justification**

**CONTENTS**

Federal Buildings Fund / Public Buildings Service Overview .....	3
Real Estate Investment and Savings Opportunities.....	4
Capital Investment Program: Re-positioning the Federal Footprint.....	4
COVID-19 Pandemic.....	7
FBF Funding Trends .....	8
Revenue Collected vs. Reinvested .....	8
Net Budget Authority - 15 Year History .....	9
Resources, New Obligational Authority, Fund Balance, and Mandatory Authority .....	10
Crosswalk of FY 2021 New Obligational Authority .....	13
Indefinite Authority .....	14
Obligations by Object Classification .....	15
Obligations by Program.....	16
FY 2023 Capital Program - Construction and Acquisition of Facilities .....	16
Program Description.....	16
Program Strategy .....	16
Construction and Acquisition of Facilities.....	19
New Construction - Project Descriptions.....	20
FY 2023 Capital Program - Repairs and Alterations .....	21
Program Description.....	21
Program Strategy .....	21
Major Repairs and Alterations Projects.....	23
Repair and Alterations - Project Descriptions.....	24
Installment Acquisition Payments.....	39
Program Description.....	39
Program Strategy .....	39
Installment Acquisition Payments, Summary of Request .....	40
Installment Acquisition Payments, Project Descriptions .....	40
Rental of Space .....	42
Program Description.....	42
Rental of Space, Explanation of Changes .....	43
Program Strategy .....	43
Building Operations.....	45
Program Description.....	45

*U.S. General Services Administration  
Federal Buildings Fund*

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Building Operations, Explanation of Changes.....	46
Program Strategy .....	47
Explanation of Programmatic Changes.....	47
Reimbursable Program .....	51
Appropriations Language .....	51
Appropriations Language for the Federal Capital Revolving Fund Repayment .....	53
Schedule of Indefinite Authorities .....	54
GSA's Five-Year Capital Investment Plan .....	55

## **Federal Buildings Fund / Public Buildings Service Overview**

The mission of the U.S. General Services Administration's (GSA) Public Buildings Service (PBS) is to provide effective, flexible, sustainable workspace solutions for Federal agencies at the best value for taxpayers. PBS fulfills its mission by building, leasing, operating, and maintaining more than 365 million rentable square feet of space that safely house 1 million Federal employees (nearly 50% of the total Federal civilian workforce). These Federal employees perform, among other things, vital national security, law enforcement, commerce, and research and development missions. The PBS fiscal year (FY) 2023 budget request for the Federal Buildings Fund (FBF) supports the Biden-Harris Administration's immediate priorities, including addressing the COVID-19 pandemic, tackling the climate crisis, advancing equity, and promoting economic opportunity. The budget request proposes sound, cost-effective investments to reduce the growing backlog of critical repairs and renovations, enhances Federal facilities' climate posture and resiliency, and reduces the costs of maintaining underutilized facilities and reliance on costly leases. It also positions GSA to respond to this historic opportunity to reimagine the Federal footprint, reduce long-term real estate costs, and meet the future workspace needs of Federal agencies and the public they serve.

This budget request invests in protecting the Federal workforce; focuses on identifying and acquiring technology that enables PBS to efficiently operate, maintain, and obtain better utilization of Federal facilities; and bolsters PBS's position as the premier workspace solutions provider; meeting customers' evolving real estate needs, and guiding agencies' post-COVID real estate strategies.

PBS is requesting \$378 million in net positive obligational authority for a total of \$10.9 billion in FBF New Obligational Authority (NOA). This budget request will enable PBS to:

- Address backlogged repairs and alterations, begin to reduce significant deferred maintenance liabilities, release over one hundred thousand rentable square feet of leased space, and save millions in annual future lease payments.
- Enhance the sustainability and resilience of Federal facilities, including transitioning GSA's federally owned buildings to 100% renewable energy sources by 2025, on the path to Government-wide 100% carbon pollution-free electricity by 2035; and modernizing and acquiring secure information technology that will enable PBS to efficiently operate and maintain Federal facilities.
- Enable PBS to guide the Federal Government's post-COVID pandemic efforts and reduce the size of the Federal inventory.

## **Real Estate Investment and Savings Opportunities**

Since its establishment in 1949, GSA has continually worked to improve Government operations, streamline acquisitions, and provide efficient real estate services to allow its customers in the executive, legislative, and judicial branches to complete the essential functions of Government. GSA's FY 2023 budget request has been formulated using the same tenets that led to its establishment 73 years ago. However, many things have changed since GSA was established. For one, GSA's buildings are now, on average, over 49 years old. The age of GSA's federally owned inventory, its need for significant reinvestment, and early lessons learned during the COVID-19 pandemic about how technology and office space can better support employees have uniquely positioned PBS to directly support the Administration's goals.

For PBS, every major program in FY 2023 was developed with the Administration's goals in mind.

- The Capital Program was developed with the intent to build better workplaces within Federal buildings that are safe, improve customer mission delivery, reduce operating expenses, are adaptable to future changes in Government space needs, and are more resilient to climate change.
- The Rental of Space Account was based on known customer space needs while also providing the needed flexibility for customers and GSA to make prudent decisions for the taxpayer. Future lease terms, locations, and space layouts will better align with customer requirements being developed in real-time as lessons learned during the COVID-19 pandemic about future workplace requirements are incorporated into space layouts.
- The Building Operations Account was developed to support a diverse and effective PBS workforce that has the tools to reduce operating costs, provide a safe workspace for over 1 million Federal tenants, and to leverage the Government's purchasing power to advance GSA's goal of transitioning GSA's federally owned buildings to 100% renewable energy sources by 2025, on the path to Government-wide 100% carbon pollution-free electricity by 2035.

## **Capital Investment Program: Re-positioning the Federal Footprint**

Since FY 2011, the total revenues and collections deposited into the FBF have substantially exceeded the annual obligational authority appropriated by Congress. Over the past decade, GSA's Capital Investment Program has been underfunded by over \$10 billion, with the New Construction and Acquisition Programs receiving \$4.3 billion less in appropriations of NOA than requested by GSA. GSA's Minor Repairs and Alterations Program has received \$384 million less in appropriations of NOA than requested by GSA, while the Major Repairs and Alterations Program has endured the greatest diminution receiving over \$4.8 billion less in appropriations of NOA than requested by GSA. At the beginning of FY 2022, the FBF fund balance for which appropriations of NOA have not been received was \$8.8 billion, an increase of \$6.6 billion since 2011. Congress must begin to close the gap between the annual revenues and collections deposited into the FBF and NOA appropriated so that GSA may begin to reverse the cumulative

impacts of underinvestment in deferred maintenance and necessary capital improvements among its federally owned facilities. In the absence of such reinvestment, our federally owned assets will deteriorate further and can only offer future liabilities with compounding effects, not future returns - and we will fail to take advantage of this critical opportunity to transform the Federal workspace, shift agencies from costly leases into federally owned space, and dramatically reduce long-term real estate costs while supporting Federal employees and meeting the statutory requirement to provide commercial equivalent space.

The FY 2023 Capital Investment Program is the first program developed with insights gained from workplace changes resulting from the COVID-19 pandemic. As the future workplace of the Federal Government becomes clearer, it has become evident that changes are needed in both the composition of physical infrastructure and space layouts within federally owned buildings. There is a finite opportunity presented by the quickly evolving workplace needs to reposition GSA's inventory to make Federally owned space as effective as leased space in meeting the demands of the Federal workforce. GSA will need to address the space needs of the Federal Government as each agency fully returns to the workplace after two years of increased levels of telework and remote work; if early predictions are correct, there will be many changes in the types of space and amount of physical office, storage and other special space required by the Government. To meet these new demands and to realize the enormous potential for reducing the size of the Government's leased inventory, fully supporting GSA's capital investment program is a necessity.

Many of the projects that will be accomplished with full annual appropriation of FBF resources are comprised of essential infrastructure work and are requisites for occupiable office space. For example, fire suppression and alarm systems need to function with readily available replacement parts; elevators need to operate without causing entrapment; heating, ventilation and air conditioning (HVAC) systems need to adequately ventilate and condition air for health and comfort; electrical systems need to support basic building operation and an increasingly digital workplace; and exterior building facades need to be sound and secure as a matter of occupant agency safety and building efficiency. With these investments, GSA's federally owned inventory will be able to compete with leased space as a viable alternative for the Government's future space needs. Without them, leasing space will become the preferred alternative, which is proven to cost the taxpayers significantly more than properly maintaining the buildings already owned by the Federal Government.

The FY 2023 Capital Investment Program includes \$408 million for New Construction and Acquisition activities, including the funding necessary to facilitate the ongoing consolidation of the Department of Homeland Security (DHS) onto the St. Elizabeths Campus. This investment will eliminate multiple and inefficient workplace facilities in dispersed locations and replace them with functional integration and build the synergies of a campus environment. Additionally, the New Construction and Acquisition request will provide for:

- The final request for funding in support of the remediation at the Southeast Federal Center in Washington, DC;

- The acquisition of the Federal Energy Regulatory Commission Headquarters Building in Washington, DC, through an existing purchase option, resulting in saving approximately \$25 million in annual lease obligations, paying for itself in the first year.

Additionally, the FY 2023 Capital Investment Program includes \$1.19 billion for Major Repairs and Alterations projects and \$165 million for Major Repairs and Alterations Special Emphasis Programs. Of the 17 line item projects requested for Major Repairs and Alterations, eight projects were previously included in a prior year's President's budget request. As these projects were not funded previously, the cost of the projects has increased by over \$122 million since the original submission. In addition to increases in the overall Major Repairs and Alterations request, GSA will be forced to continue to utilize Minor Repairs and Alterations funds for interim repairs in these buildings. Continued delays in funding will further exacerbate the problems and repairs will more frequently turn into replacements, with system failures that could result in impacts to occupant agency missions and potential relocation to leased space until such time that the repairs are made.

The proposed \$1.19 billion requested in GSA's FY 2023 Major Repairs and Alterations program will be reinvested in more than 26 high-value assets spread across 16 states and the District of Columbia and the \$165 million in Major Repairs and Alterations Special Emphasis Programs will be expended nationwide. In total, the Major Repairs and Alterations program will address the following critical work items:

- **\$396 million** for new HVAC, mechanical and electrical systems, upgrades to improve building functionality and meet safety codes, and enhancements to reduce building energy consumption;
- **\$418 million** to address site infrastructure, facades, and inefficient deteriorating window systems. These repairs include demolition and hazardous materials abatement and will: address life-safety concerns due to falling debris, improve building security, reduce energy consumption, and improve the climate resilience of buildings; and correct and reduce seismic risks associated with structural and non-structural seismic hazards, such as bracing and strengthening of facade elements.
- **\$137 million** for interior space alterations and repairs, interim leases where needed and ancillary support services.
- **\$142 million** in fire protection and life-safety improvements to address outdated fire alarm and sprinkler systems, as well as seismic risk mitigation. This work will correct hazards and reduce risks to Government personnel and the general public. This does not include any Special Emphasis projects.
- **\$95 million** in elevator system replacements and repairs to improve building operations, reduce energy consumption and reduce the chance of entrapments.
- **\$165 million** in six special emphasis programs addressing Consolidation Activities, Judiciary Capital Security, Fire Protection and Life Safety, Energy and Water Retrofit and Conservation Measures and Climate and Resilience. These Special Emphasis Programs will provide the necessary funds to improve the condition, safety, and utilization of multiple facilities nationwide.

As the Capital Investment Program begins to reposition GSA's federally owned inventory and makes it more effective for the Federal workforce, it will do so in an environmentally sustainable manner and in a way that improves the climate resiliency and sustainability of the inventory. Individual projects will incorporate "green roofs," energy efficient building systems, and renewable energy sources, including wind turbines and solar panels. Wherever possible, building and parking garage designs will incorporate conduits to support electric vehicle charging infrastructure, and projects will be completed to various green building certification standards. Additionally, GSA has identified climate resilience and energy and water conservation as two key areas of special emphasis, and the Capital Investment Program will incorporate projects in Federal buildings across the country designed to reduce climate change vulnerabilities and improve buildings' energy efficiency and water consumption. As a signal of the agency's commitment to addressing the climate crisis, GSA is also exploring the incorporation of low-carbon standards for building materials as these investments are delivered.

A fully funded annual Capital Investment Program can also serve as a catalyst for job creation, strengthening small businesses and supporting local communities across the country. Each dollar invested will have a long-term multiplying effect on these economies, directly supporting architectural, engineering, and construction industries and indirectly supporting industries that will sustain the Federal workforce occupying these buildings.

### **COVID-19 Pandemic**

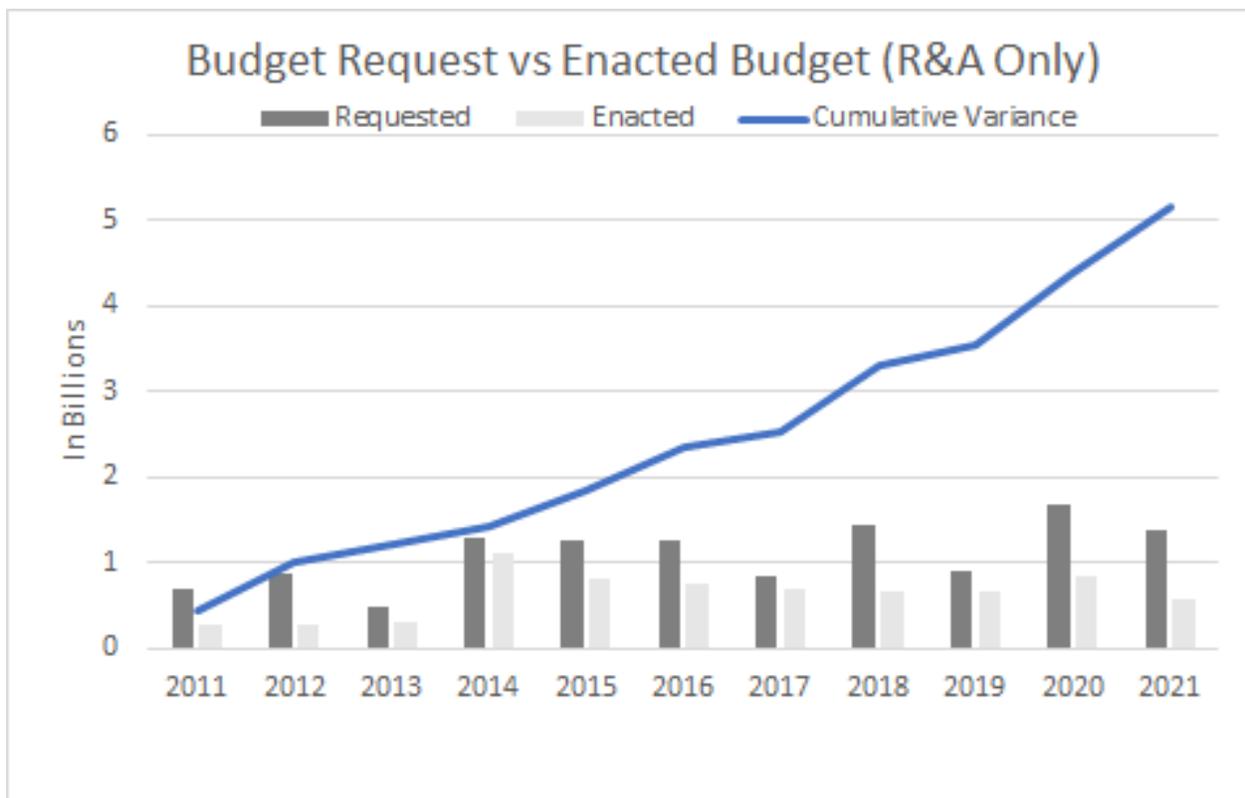
In many cases, the COVID-19 pandemic transformed the way agencies work. PBS will play a key role in the transformation of agency space requirements, and the facilitation of the Federal Government's transition to what is likely to be a smaller, less costly real estate footprint. As agencies are evaluating how they can most effectively deliver on their missions, GSA has an opportunity to partner with its Federal Government occupant agencies in the strategic planning of their future space needs. Between FY 2023 and FY 2027, approximately 45%, or 82.9 million rentable square feet, of leased space will be expiring across the country. Much of this space is larger than necessary and prime for potential consolidation into a more agile work space that will reduce the Government's reliance on more costly leased space.

To capitalize on these opportunities, GSA needs to ensure that its federally owned buildings are able to sustain greater utilization rates of Government employees. Therefore, it is imperative that GSA partners with agencies to understand future workforce decisions because as they enact their future real estate decisions, PBS will need to have the space of the future prepared and be prepared to release lease space that is no longer necessary. This will require PBS to invest in the infrastructure of Federal facilities to ensure that its federally owned buildings are able to accommodate new workplace models.

GSA's federally owned buildings will need infrastructure investments that provide flexibility to handle multi-agency occupancies, technology capabilities to bolster effectiveness and efficiency, and the necessary building system modernization to meet climate resilience goals and emission reduction targets. It is imperative that GSA capitalize on this opportunity to invest

in Federal real estate. The net positive budget authority requested in the FY 2023 budget will position GSA to enact many long-term cost savings initiatives and ensure that Federal employees across Government are afforded the benefits of high functioning work spaces that ensure success of the mission of the Government. Taking advantage of the full opportunity to reduce costly leased expenses can only be realized through direct investment in the current federally owned infrastructure.

**FBF Funding Trends**  
**Revenue Collected vs. Reinvested**



Note: This table represents the Minor and Major R&A budget numbers.

The FY 2023 budget request recognizes that GSA had a \$7.6 billion unavailable fund balance at the end of FY 2020 and accumulated an additional \$1.2 billion in FY 2021, for a total of \$8.8 billion. This fund balance has grown as a result of \$10.3 billion that could have been appropriated as NOA to the FBF, but instead was used to offset increases for other agencies over the last 10 years due to limitations in the Financial Services and General Government Appropriations Subcommittee’s funding allocations. This represents a trend in which GSA is collecting commercially equivalent rent from its occupant agencies but is precluded from reinvesting all of these funds in its aging Federal facilities occupied by those rent-paying agencies. This underfunding relative to revenue generation is almost entirely offset and absorbed through PBS’s New Construction and Repairs and Alterations programs. As such, there are dramatic differences between what is needed and what is funded.

Habitual underfunding of needed reinvestments is the driving factor behind PBS's growing deferred maintenance. Those projects, and needed capital to complete them, are in addition to the reinvestment dollars that should be allocated for a portfolio of PBS's size and structure to keep pace with depreciation and degradation. As shown in the table below, the appropriations process generally provided funding authority at or above the level of revenues and collections prior to FY 2011. However, over the past 11 years, the enacted funding has fallen well below the annual revenues and collections deposited in the FBF in all years except one.

**Net Budget Authority - 15 Year History**

(Dollars in Thousands)

	<b>President's Budget Revenue Estimate</b>	<b>Enacted NOA</b>	<b>Net Budget Authority</b>
<b>FY2008</b>	\$ 7,916,272	\$ 8,012,414	\$ 146,219
<b>FY2009</b>	\$ 8,134,239	\$ 8,427,771	\$ 350,397
<b>FY2010</b>	\$ 8,222,539	\$ 8,443,585	\$ 287,406
<b>FY2011</b>	\$ 8,870,933	\$ 7,597,540	\$ (1,202,123)
<b>FY2012</b>	\$ 9,302,761	\$ 8,017,967	\$ (1,205,174)
<b>FY2013</b>	\$ 9,777,590	\$ 8,024,967	\$ (1,665,003)
<b>FY2014</b>	\$ 9,950,560	\$ 9,370,042	\$ (580,518)
<b>FY2015</b>	\$ 9,917,667	\$ 9,238,310	\$ (679,357)
<b>FY2016</b>	\$ 9,807,722	\$ 10,196,124	\$ 388,402
<b>FY2017</b>	\$ 10,178,339	\$ 8,845,147	\$ (1,348,192)
<b>FY2018</b>	\$ 9,950,519	\$ 9,214,414	\$ (736,105)
<b>FY2019</b>	\$ 10,131,673	\$ 9,496,282	\$ (467,606)
<b>FY2020</b>	\$ 10,203,596	\$ 8,856,530	\$ (1,347,066)
<b>FY2021</b>	\$ 10,388,375	\$ 9,065,489	\$ (1,322,868)
<b>FY2022**</b>	\$ 10,636,648	\$ 9,065,489	\$ (1,571,160)

\*Net Budget Authority does not include rescission of prior year funding, transfers, or supplemental appropriations.

\*\*FY 2022 is the annualized CR amount. Excludes the \$3.4B appropriation from the Infrastructure Investment and Jobs Act.

**Resources, New Obligational Authority, Fund Balance, and Mandatory Authority**

(Dollars in Thousands, excludes Indefinite Authority)

The PBS net positive budget authority request is outlined in the table below, showing the distribution of estimated revenue into each of the FBF budget activities as NOA. The following sections highlight each activity and how PBS will maximize the value of the requested budget authority.

	FY 2021 Enacted	FY 2022 Annualized CR	FY 2023 Request
<b>Resources:</b>			
Available from prior year for reauthorization	\$ 7,628,624	\$ 8,813,587	\$ 10,384,747
Appropriation	\$ -	\$ 3,418,008	\$ -
Transfer	\$ -	\$ -	\$ -
<b>Revenue from operations:</b>			
Rent	\$ 10,288,513	\$ 10,604,401	\$ 10,450,291
Miscellaneous	\$ 53,904	\$ -	\$ -
Outleasing	\$ 1,908	\$ 5,778	\$ 5,096
Retention of Proceeds (Sale of Real Property)	\$ 16,041	\$ 15,000	\$ 22,000
SSA/CDC/CMS Payments	\$ (3,093)	\$ 11,470	\$ 11,470
<b>Subtotal, Revenue</b>	<b>\$ 10,357,273</b>	<b>\$ 10,636,649</b>	<b>\$ 10,488,857</b>
Total Resources Available	\$ 17,985,897	\$ 22,868,244	\$ 20,873,604
<b>New Obligational Authority:</b>			
Construction and Acquisition	\$ 221,650	\$ 230,000	\$ 408,023
Major Repairs and Alterations	\$ 245,845	\$ 203,908	\$ 1,353,073
Basic Repairs and Alterations	\$ 373,645	\$ 372,673	\$ 398,797
Installment Acquisition Payments	\$ -	\$ -	\$ 69,024
Rental of Space	\$ 5,771,117	\$ 5,725,464	\$ 5,645,680
Building Operations	\$ 2,560,053	\$ 2,533,444	\$ 2,992,381
Infrastructure Investment and Jobs Act	\$ -	\$ 3,418,008	\$ -
<b>Total New Obligational Authority</b>	<b>\$ 9,172,310</b>	<b>\$ 12,483,497</b>	<b>\$ 10,866,978</b>
<b>Fund Balance:</b>			
Total Resources Available	\$ 17,985,897	\$ 22,868,244	\$ 20,873,604
Total New Obligational Authority	\$ (9,172,310)	\$ (12,483,497)	\$ (10,866,978)
Changes to Prior Year Authority	\$ -	\$ -	\$ -
Fund Balance (Available for Reauthorization)	\$ 8,813,587	\$ 10,384,747	\$ 10,006,626
<b>Net Budget Authority</b>	<b>\$ (1,184,963)</b>	<b>\$ 1,846,848</b>	<b>\$ 378,121</b>

Note: FY 2021 enacted includes supplemental appropriations, indefinite authority, transfers, and reprogrammings. This table does not reflect the requested transfer and obligational authority from the Federal Capital Revolving Fund (FCRF) in FY23. The FCRF payback is reflected in Installment Acquisitions.

**The requested funding includes:**

**(1) \$408 million for Construction and Acquisition of Facilities**, to provide funding for the following projects:

<b>CONSTRUCTION AND ACQUISITION OF FACILITIES SUMMARY OF FY 2023 PROGRAM (Dollars in Thousands)</b>	
	<b>FY 2023 NOA Request</b>
<b>New Construction:</b>	
Washington, DC DHS Consolidation at St. Elizabeths	\$ 379,938
Washington, DC Southeast Federal Center Remediation	\$ 7,085
Washington, DC Federal Energy Regulatory Commission Lease Purchase	\$ 21,000
<b>Subtotal, Executive Agencies</b>	<b>\$ 408,023</b>
<b>Total FY 2023 Construction and Acquisition of Facilities Program</b>	<b>\$ 408,023</b>

U.S. General Services Administration  
Federal Buildings Fund

**(2) \$1.75 billion for Repairs and Alterations, including \$399 million for Basic Repairs and Alterations,** and to provide funding for the following Major Repairs and Alterations projects:

REPAIRS AND ALTERATIONS SUMMARY OF FY 2023 PROGRAM (Dollars in Thousands)	
	FY 2023 NOA Request
<b>Nonprospectus (Basic) Repairs and Alterations Program</b>	<b>\$ 398,797</b>
<b>Major Repairs and Alterations Projects</b>	
Nationwide - Conveying System Upgrades - Multiple Buildings	\$ 63,198
Washington, DC Fire Alarm Replacement Multiple Buildings	\$ 81,125
New York, NY Alexander Hamilton U.S. Customhouse Phase 1 Construction/Phase II Design	\$ 68,497
Philadelphia, PA James A. Byrne U.S. Courthouse	\$ 83,955
Boston, MA John J. Moakley U.S. Courthouse	\$ 115,354
Atlanta, GA Sam Nunn Atlanta Federal Center	\$ 72,015
Butte, MT Mike Mansfield Federal Building and U.S. Courthouse	\$ 25,792
Cleveland, OH Carl B. Stokes U.S. Courthouse	\$ 55,830
Greenville, SC C.F. Haynsworth Federal Building U.S. Courthouse	\$ 59,850
Lakewood, CO Denver Federal Center Infrastructure	\$ 47,664
Oklahoma City, OK William J. Holloway, Jr. U.S. Courthouse and U.S. Post Office and Courthouse	\$ 55,199
San Francisco, CA San Francisco Federal Building	\$ 15,687
St. Albans, VT Federal Building U.S. Post Office and Courthouse	\$ 17,978
Lakewood, CO Denver Federal Center Building 56	\$ 47,663
Seattle, WA Henry M. Jackson Federal Building	\$ 33,720
Seattle, WA William K. Nakamura U.S. Courthouse	\$ 52,229
New York, NY Daniel Patrick Moynihan U.S. Courthouse	\$ 50,440
New York, NY Silvio J. Mollo Federal Building	\$ 241,877
<b>Subtotal, Major Repair and Alterations Projects</b>	<b>\$ 1,188,073</b>
<b>Major Repair and Alterations Special Emphasis Programs</b>	
Consolidation Activities Program	\$ 30,000
Judiciary Capital Security Program	\$ 20,000
Fire Protection and Life Safety Program	\$ 30,000
Seismic Mitigation Program	\$ 10,000
Energy and Water Conservation	\$ 15,000
Climate and Resilience	\$ 60,000
<b>Subtotal, Major Repair and Alterations Special Emphasis Programs</b>	<b>\$ 165,000</b>
<b>Subtotal, Major Repair and Alterations Program</b>	<b>\$ 1,353,073</b>
<b>Total FY 2023 Repairs and Alterations Program</b>	<b>\$ 1,751,870</b>

**(3) \$69 million for Installment Acquisition Payments,** for statutorily required annual repayment to the Federal Capital Revolving Fund for purchase transfers received in FY 2022.

**(4) \$5.6 billion for Rental of Space**, to acquire and administer leasehold interests in privately owned facilities when federally owned space is not available or does not meet the specific requirements of occupant agencies. This amount funds annual rent for current leases, real estate taxes and other one-time payments, as well as rent increases associated with replacement leases and expansion space. Additionally, this account funds any lease terminations or lease buyouts in instances when there is a cost associated with such actions.

**(5) \$2.9 billion for Building Operations**, to provide services for both federally owned and non-fully serviced leased facilities, as well as the administration and management of all PBS real property programs. Of the total amount requested in support of Building Operations, the Building Services allocation funds services and cost increases for cleaning, utilities, maintenance, and other related services. The Salaries and Expenses allocation within Building Operations supports PBS personnel costs excluding reimbursable FTE, PBS-specific IT applications and PBSs contribution to the Working Capital Fund (WCF).

Lastly, PBS projects \$1.4 billion of reimbursable services provided to and paid for by other agencies, including funding for 316 FTEs. PBS also projects \$244 million in permanent indefinite authority from leased expansion space, outleasing, energy rebates, and revenue from the sale of recyclable materials.

### Crosswalk of FY 2021 New Obligational Authority

(Dollars in Thousands)

	P.L. 116-260 Enacted 12/27/2020	Approved Reprogramming/ Transfers	Total FY 2021 Enacted, Reprogramming/ Transfers	Indefinite Authority	FY 2021 Authority
<b>New Obligational Authority:</b>					
Construction and Acquisition	\$ 230,000	\$ (8,350)	\$ 221,650	\$ -	\$ 221,650
Major Repairs and Alterations	\$ 203,908	\$ 24,331	\$ 228,239	\$ 17,606	\$ 245,845
Minor Repairs and Alterations	\$ 372,673	\$ -	\$ 372,673	\$ 972	\$ 373,645
Rental of Space	\$ 5,725,464	\$ (15,981)	\$ 5,709,483	\$ 61,634	\$ 5,771,117
Building Operations	\$ 2,533,444	\$ -	\$ 2,533,444	\$ 26,609	\$ 2,560,053
Disaster Recovery	\$ -	\$ -	\$ -	\$ -	\$ -
CARES Act	\$ -	\$ -	\$ -	\$ -	\$ -
Non Expenditure Transfer	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total, New Obligational Authority</b>	<b>\$ 9,065,489</b>	<b>\$ -</b>	<b>\$ 9,065,489</b>	<b>\$ 106,821</b>	<b>\$ 9,172,310</b>

1. (\$8,350) represents the net impact of the \$24,331 transfer from Construction and Acquisition to Major Repairs and Alterations for the Thomas G. Abernathy Federal Building and the return of \$15,981 to Construction and Acquisition from the FY 2020 transfer to Rental of Space.
2. \$24,331 represents the amount transferred from Construction and Acquisition to Major Repairs and Alterations for the Thomas G. Abernathy Federal Building.
3. (\$15,981) represents the return of the remaining balance of the FY 2020 \$25 million transfer to Construction and Acquisition from Rental of Space.

U.S. General Services Administration  
Federal Buildings Fund

**Indefinite Authority**

(Dollars in Thousands)

	FY 2021 Actual	FY 2022 Annualized CR	FY 2023 Request
<b>Repairs and Alterations:</b>			
Historical Outleasing	\$ 12,488	\$ 13,106	\$ 13,368
Energy Rebates	\$ 5,137	\$ 10,000	\$ 10,000
International Trade Center	\$ 972	\$ 4,080	\$ 4,080
Recycling	\$ (19)	\$ 700	\$ 700
<b>Total, Repairs and Alterations</b>	<b>\$ 18,578</b>	<b>\$ 27,886</b>	<b>\$ 28,148</b>
<b>Rental of Space: Leased Expansion Space</b>	<b>\$ 61,634</b>	<b>\$ 172,092</b>	<b>\$ 170,699</b>
<b>Building Operations:</b>			
International Trade Center - Building Services	\$ 19,995	\$ 35,531	\$ 38,140
International Trade Center - Salaries and Expenses	\$ 358	\$ 666	\$ 590
Cooperative Use Act - Outleasing	\$ 3,299	\$ 3,553	\$ 3,176
National Antenna Program	\$ 2,957	\$ 2,220	\$ 2,821
<b>Total, Building Operations</b>	<b>\$ 26,609</b>	<b>\$ 41,970</b>	<b>\$ 44,727</b>
<b>Total Indefinite Authority</b>	<b>\$ 106,821</b>	<b>\$ 241,948</b>	<b>\$ 243,574</b>

Note: Indefinite authorities are not included in reported resources or new obligational authority for out years.

U.S. General Services Administration  
Federal Buildings Fund

**Obligations by Object Classification**  
(Dollars in Thousands)

	FY 2021 Actual	FY 2022 Annualized CR	FY 2023 Request
11.1 Full-time, permanent.....	\$ 570,657	\$ 640,833	\$ 657,501
11.3 Other than full-time permanent.....	\$ 5,097	\$ 4,957	\$ 5,161
11.5 Other personnel compensation.....	\$ 15,495	\$ 17,261	\$ 17,970
11.8 Special personnel services payments.....	\$ 106	\$ 2	\$ 2
12.1 Civilian personnel benefits.....	\$ 212,891	\$ 219,230	\$ 246,868
13.0 Benefits for former personnel.....	\$ 400	\$ 0	\$ 0
21.0 Travel and transportation of persons.....	\$ 1,351	\$ 11,051	\$ 11,280
22.0 Transportation of things.....	\$ 7	\$ 26	\$ 6
23.1 Rental payments to GSA	\$ 0	\$ 0	\$ 0
23.2 Rental payments to others.....	\$ 5,604,524	\$ 5,850,167	\$ 5,646,158
23.3 Communications and utilities.....	\$ 374,867	\$ 431,093	\$ 469,805
Subtotal, Rent, communications & utilities...	\$ 5,979,391	\$ 6,281,260	\$ 6,115,963
24.0 Printing and reproduction.....	\$ 104	\$ 177	\$ 174
25.1 Advisory and assistance services.....	\$ 545,109	\$ 463,804	\$ 457,625
25.2 Other services.....	\$ 76,296	\$ 67,927	\$ 69,365
25.3 Goods & services from Gov't accounts.....	\$ 434,025	\$ 455,600	\$ 462,270
25.4 Operation and maintenance of facilities.....	\$ 2,235,697	\$ 1,795,603	\$ 1,842,071
25.5 Other contractual services - Research and Development	\$ 18	\$ 0	\$ 0
25.6 Medical care.....	\$ 308	\$ 205	\$ 184
25.7 Operation and maintenance of equipment.....	\$ 8,330	\$ 34,530	\$ 35,911
25.8 Subsistence and support of persons.....	\$ 0	\$ 0	\$ 0
Subtotal, Contractual services.....	\$ 3,299,783	\$ 2,817,669	\$ 2,867,426
26.0 Supplies and materials .....	\$ 6,523	\$ 11,939	\$ 8,408
31.0 Equipment.....	\$ 74,601	\$ 84,632	\$ 71,761
32.0 Land and structures.....	\$ 1,159,067	\$ 1,957,371	\$ 1,771,245
33.0 Investments and loans.....	\$ 0	\$ 0	\$ 0
41.0 Grants, subsidies, and contributions.....	\$ 0	\$ 0	\$ 0
42.0 Insurance claims and indemnities.....	\$ 218	\$ 633	\$ 659
43.0 Interest and dividends.....	\$ 30,623	\$ 34,117	\$ 49,150
44.0 Refunds	\$ 15	\$ 0	\$ 0
94.0 Financial Transfers	-\$ 275	\$ 0	\$ 69,024
<b>99.9 Total Obligations.....</b>	<b>\$ 11,356,054</b>	<b>\$ 12,081,159</b>	<b>\$ 11,892,598</b>
Subtotal, PC&B.....	\$ 804,646	\$ 882,284	\$ 927,502
Subtotal, Non-labor.....	\$ 10,551,408	\$ 11,198,875	\$ 10,965,096

Note: The above total obligations include funds from carryover, prior year recoveries, and reimbursable funding. Includes initial obligations from the Infrastructure Investment and Jobs Act (IIJA) in FY 2022 and FY 2023.

## Obligations by Program

(Dollars in Thousands)

	FY 2021 Actual		FY 2022 Annualized CR		FY 2023 Request		Increase/(Decrease) FY 2023 Request	
	FTE	Obligations	FTE	Obligations	FTE	Obligations	FTE	Obligations
<b>FTE and Obligations:</b>								
1. Construction and Acquisition		\$ 332,716		\$ 720,962		\$ 730,920		\$ 9,958
2. Repairs and Alterations		\$ 892,561		\$ 849,837		\$ 840,942		\$ (8,895)
4. Construction of Lease Purchase Facilities		\$ -		\$ -		\$ -		\$ -
5. Installment Acquisition Payments		\$ -		\$ -		\$ 69,024		\$ 69,024
6. Pennsylvania Avenue Activities								
a) Repairs and Alterations		\$ -		\$ -		\$ -		\$ -
b) Building Operations - Building Services		\$ -		\$ -		\$ -		\$ -
7. International Trade Center								
a) Repairs and Alterations		\$ 504		\$ -		\$ -		\$ -
b) Building Operations - Building Services		\$ 17,297		\$ -		\$ -		\$ -
c) Building Operations - Salaries and Expenses		\$ 555		\$ -		\$ -		\$ -
8. Rental of Space		\$ 5,568,414		\$ 5,849,708		\$ 5,645,680		\$ (204,028)
9. Building Operations	5,396	\$ 2,746,435	5,283	\$ 3,077,210	5,247	\$ 3,178,665	(36)	\$ 101,455
10. Reimbursable	270	\$ 1,697,201	270	\$ 1,181,421	316	\$ 1,233,712	46	\$ 52,291
11. Disaster Recovery		\$ 14,411		\$ -		\$ -		\$ -
12. CARES Act		\$ 85,960		\$ 60,221		\$ 25,000		\$ (35,221)
13. Infrastructure Investment and Jobs Act		\$ -		\$ 341,800		\$ 168,655		\$ (173,145)
<b>Total FTE and Obligations</b>	<b>5,666</b>	<b>\$ 11,356,054</b>	<b>5,553</b>	<b>\$ 12,081,159</b>	<b>5,563</b>	<b>\$ 11,892,598</b>	<b>10</b>	<b>\$ 19,805</b>

Note: The above total obligations include funds from carryover, prior year recoveries, and reimbursable funding. Includes initial obligations from the IJIA in FY 2022 and FY 2023.

## FY 2023 Capital Program - Construction and Acquisition of Facilities

### Program Description

This activity provides for the construction or purchase of facilities costing in excess of the prospectus threshold, additions to existing buildings costing in excess of the prospectus threshold, and remediation. All costs directly attributable to site acquisition, construction, the full range of design and construction services, and management and inspection of construction projects are funded under this activity.

### Program Strategy

The FY 2023 request of \$408 million for new construction addresses essential customer needs that are not presently met within GSA's existing inventory. GSA's new construction program efficiently meets space and security needs and facilitates lease cost avoidance through targeted investments. The list of new construction projects was determined based on GSA's review of each project and rating its priority relative to other potential projects. The following factors were considered:

- Serving PBS's Partners: Agency priority and existing master plans;
- Responsible Asset Stewardship: Condition of the facility being replaced including the building systems, security and functionality of the space, funds received to date, existing occupancy status and housing plan, and support of local and national portfolio plans;
- Delivering Better Value and Savings: Lease cost avoidance and return on investment;

and

- Reducing the Federal Footprint: Space recapture and utilization rate improvement.

The FY 2023 Construction and Acquisition program request is \$408 million and reflects GSA's support of investments in homeland security projects, projects to improve the safety and condition of Government-owned assets, addressing known environmental liabilities, and activities in support of the Administration's direction to reduce the cost of operating the Federal Government and improving the portfolio's climate impact and resiliency.

- At the request level, GSA will invest an additional \$380 million for the continued consolidation of DHS in the National Capital Region at the St. Elizabeths Campus. By bringing DHS Headquarters components into a single Government-owned campus, DHS will avoid incurring higher costs for commercial leases and enable its employees to collaborate more readily in a secure working environment. To date, appropriations to GSA for the St. Elizabeths Campus consolidation have exceeded \$1.5 billion, but since FY 2017, GSA's funding requests have gone unfunded. The original project has been delayed several years. Continued support of this vital project will halt further delays and allow the Government to significantly reduce its DHS leased portfolio in the National Capital Region.
- \$7 million is requested for the remediation of environmental contamination of the Southeast Federal Center. Remediation efforts have been underway at this site for several years to comply with a Consent Decree from the U.S. District Court in Washington, DC. While GSA has repeatedly requested the funds needed to satisfy the requirements of the Consent Decree, the last appropriation GSA received was in the amount of \$15 million in FY 2010.
- \$21 million is requested to acquire, through a purchase option under an existing lease, the property serving as the headquarters for the Federal Energy Regulatory Commission. The proposed purchase will reduce the Government's rental payment to the private sector by approximately \$25 million, annually – a positive return on investment in a single year.

**FBI headquarters project:** The Administration also recognizes the critical need for a new FBI headquarters. The J. Edgar Hoover building can no longer support the long-term mission of the FBI. The Administration has begun a multi-year process of constructing a modern, secure suburban facility from which the FBI can continue its mission to protect the American people.

During the next year, GSA and FBI will work to identify a location to construct a Federally owned, modern and secure facility for at least 7,500 personnel in the suburbs. Over the next year, GSA and FBI will finalize an updated program of requirements for a secure suburban campus, including the final number of personnel, to inform a 2024 Budget request for the new facility. GSA will also begin initial steps to acquire, if necessary, the site for the new suburban headquarters location.

Additionally, GSA and FBI will work to identify a federally owned location in the District of Columbia to support a presence of approximately 750 FBI personnel that would support day-to-day FBI engagement with DOJ headquarters, the White House, and Congress. Steps to initiate any necessary site acquisition are dependent upon the final details of the secure campus and will rely upon close collaboration between GSA and FBI. Final action to acquire any site will be dependent upon a prospectus that GSA submits to Congress

**Construction and Acquisition of Facilities**

(Dollars in Thousands)

CONSTRUCTION AND ACQUISITION OF FACILITIES SUMMARY OF FY 2023 PROGRAM (Dollars in Thousands)																				
	FUNDED TO DATE	ESTIMATED TOTAL PROJECT COST			FY 2023 REQUEST			TOTAL	TOTAL											
		SITE	DESIGN	CONSTRUCTION	M&I	TOTAL	SITE			DESIGN	CONSTRUCTION	M&I								
<b>New Construction:</b>																				
Washington, DC DHS Consolidation at St. Elizabeths	\$ 1,844,797	\$ 6,722	\$ 265,764	\$ 2,566,615	\$ 179,785	\$3,018,886	\$ -	\$ -	\$ 359,123	\$ 20,815	\$ 379,938	\$ 7,085	\$ -	\$ -	\$ 7,085	\$ -	\$ -	\$ -	\$ -	\$ -
Washington, DC Southeast Federal Center Remediation	\$ 84,856	\$ 91,941	\$ -	\$ -	\$ -	\$ 91,941	\$ 21,000	\$ -	\$ -	\$ -	\$ 21,000	\$ 21,000	\$ -	\$ -	\$ 21,000	\$ -	\$ -	\$ -	\$ -	\$ -
Washington, DC Federal Energy Regulatory Commission Lease Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,000	\$ -	\$ -	\$ -	\$ -	\$ 21,000	\$ 21,000	\$ -	\$ -	\$ 21,000	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal, Executive Agencies</b>	<b>\$ 1,929,653</b>	<b>\$ 119,663</b>	<b>\$ 265,764</b>	<b>\$ 2,566,615</b>	<b>\$ 179,785</b>	<b>\$ 3,131,827</b>	<b>\$ 28,085</b>	<b>\$ -</b>	<b>\$ 359,123</b>	<b>\$ 20,815</b>	<b>\$ 408,023</b>	<b>\$ 28,085</b>	<b>\$ -</b>	<b>\$ 28,085</b>	<b>\$ 408,023</b>	<b>\$ -</b>				
<b>Total FY 2023 Construction and Acquisition of Facilities Program</b>	<b>\$ 1,929,653</b>	<b>\$ 119,663</b>	<b>\$ 265,764</b>	<b>\$ 2,566,615</b>	<b>\$ 179,785</b>	<b>\$ 3,131,827</b>	<b>\$ 28,085</b>	<b>\$ -</b>	<b>\$ 359,123</b>	<b>\$ 20,815</b>	<b>\$ 408,023</b>	<b>\$ 28,085</b>	<b>\$ -</b>	<b>\$ 28,085</b>	<b>\$ 408,023</b>	<b>\$ -</b>				

## New Construction - Project Descriptions

### District of Columbia

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#### **Washington, DC DHS Consolidation at St. Elizabeths.....\$379,938,000**

GSA proposes \$380 million to continue the ongoing development of the DHS consolidated headquarters at the St. Elizabeths Campus by: 1) commencing construction on a below-grade parking structure adjacent to Gate No. 1 along Martin Luther King, Jr. Avenue to accommodate visitors to the campus as well as additional employee parking; 2) commencing construction of a new Federal building to house the headquarters operations of the DHS Immigration and Custom Enforcement and a portion of the headquarters function of Customs and Border Protection currently located in several leases in Washington, DC; 3) ongoing historic preservation activities; and 4) management and inspection funding for these activities.

By bringing DHS headquarters components into a single Government-owned campus, DHS will avoid incurring higher costs for commercial leases and enable its employees to collaborate more readily in a secure working environment. On the St Elizabeths West Campus, GSA and DHS previously completed the construction of the Munro Building occupied by the U.S. Coast Guard and the historic Center Building occupied by the Secretary of Homeland Security and the senior leadership team. GSA is currently undertaking the design and construction of a new facility to house the Headquarters of the Cybersecurity and Information Security Agency currently located in more than nine leased locations in Northern Virginia.

The FY 2023 request is for Historic Preservation (\$892 thousand), Construction (\$358.231 million) and Management and Inspection (\$20.815 million).

#### **Washington, DC Southeast Federal Center Remediation.....\$7,085,000**

GSA proposes \$7 million for the continued remediation of the Southeast Federal Center. SEFC is a 53-acre site, in the southeast quadrant of the District of Columbia along the Anacostia River. Congress previously authorized the GSA to redevelop this property by entering into agreements with private entities to enhance the value of the site to the Federal Government

Remediation of environmental contamination has been underway at this site for several years to comply with a Consent Decree from the U.S. District Court in Washington, DC. GSA will continue to fund mitigation requirements related to a Consent Order from the Environmental Protection Agency pursuant to section 7003 of the Resource Conservation and Recovery Act of 1976, as amended by the Hazardous and Solid Waste Amendments of 1984, 42 U.S.C. § 6973, and the provisions of the development agreement with Brookfield Properties, the successor to Forest City Washington. Compliance with the remediation requirements of the Consent Decree, the Consent Order, and the development agreement are necessary to enable the site to be redeveloped and will continue until all the remediation requirements have been satisfied.

The FY 2023 request is for Mitigation and Oversight (\$7.085 million).

**Washington, DC Federal Energy Regulatory Commission Lease Purchase.....\$21,000,000**

GSA proposes \$21 million to acquire, through a purchase option under an existing lease, the property located at 888 First Street, N.E., in Washington, DC, in support of current and future operations of the Federal Energy Regulatory Commission. The 503,997 rentable square foot facility, currently leased by GSA, is occupied entirely by FERC and serves as its headquarters. The proposed purchase will reduce the Government's rental payment to the private sector by approximately \$25,000,000 annually.

When GSA executed the lease, the contract included a 10-year renewal option effective at lease expiration on September 28, 2015, as well as a \$20 million purchase option effective at the end of the renewal term on September 28, 2025. GSA executed a succeeding 10-year lease on September 28, 2015, at an annual rent of approximately \$25,000,000. GSA has an option to purchase the building and site for approximately \$20,000,000 at the end of the current lease term on September 28, 2025. The purchase price was negotiated at the time of initial signing. The proposed transaction will provide a one-year return on investment when comparing the purchase price to the lease cost avoidance.

The FY 2023 request is for Building Acquisition (\$20.000 million) and Closing Costs (\$1.000 million).

**FY 2023 Capital Program - Repairs and Alterations**

**Program Description**

This activity provides for repairs and alterations of existing buildings, as well as associated design and construction services. Protection of the Government's investment, the health and safety of building occupants, relocation of agencies from leased space, and cost effectiveness are the principal criteria used in establishing GSA's priorities for projects funded from this activity. Repairs and alterations to improve space utilization, address life-safety issues, and prevent deterioration and damage to buildings, building support systems, and operating equipment are given priority.

**Program Strategy**

The FY 2023 request of \$1.75 billion in Repairs and Alterations funding is necessary to address the growing backlog of liabilities present in GSA's inventory of facilities and to improve the utilization of federally owned space. In the past 11 fiscal years, many Basic and Major repairs and alterations were repeatedly deferred, including major repairs to malfunctioning elevators, replacement of obsolete electrical systems, updates to outdated fire alarm systems, seismic retrofits, and environmental abatement.

GSA prioritizes repairs and alterations projects consistent with the goal of investing in a long-

term sustainable and effective portfolio. The following factors were considered:

- Risk: Project Development and Project Readiness
- Return: Project Cost, Market Alternatives, FBF sustainability, and Return on Investment
- Optimization: Portfolio Optimization, Asset Optimization, Improvement in Facility Condition, Sustainability and Climate Resilience
- Stakeholder: Serving PBS Partners, Administration and Customer Priorities, and Historic Stewardship

The FY 2023 request funds repair activities to ensure that the existing infrastructure, for which there is a long-term need, receives the investments needed to provide better and safer workplaces that are adaptable to respond to changes in Government space needs, support partner agencies, improves customer mission delivery, reduces operating expenses, and are more resilient to climate change.

- PBS requests \$1.19 billion for Major Repairs and Alterations projects. Funding for these capital improvements in federally owned facilities (including the repair/replacement of outdated mechanical; electrical; fire and life safety; conveying; heating, ventilation, and air conditioning (HVAC) systems; and the correction of exterior and structural deficiencies) are critical to maintaining safe, secure, and functional facilities where partner agencies can perform their mission. Proposed repairs and alterations will also facilitate improved asset utilization and lower costs for the American taxpayers.
- PBS requests \$399 million for the Basic Repairs and Alterations program, investing in projects with a total cost below the FY 2023 prospectus threshold of \$3.375 million. This program ensures that emerging needs are met, mitigating the need for more costly projects. Approximately 75% of these funds are annually allocated to undertake regular and preventive maintenance; address basic serviceability items, such as keeping the chillers and boilers running and elevators in working order; improve efficiency in operations; and ensure the facilities are safe for occupancy.
- PBS requests \$165 million in six special emphasis programs addressing Consolidation Activities, Judiciary Capital Security, Fire Protection and Life Safety, Energy and Water Retrofit and Conservation Measures and Climate and Resilience.

U.S. General Services Administration  
Federal Buildings Fund

Major Repairs and Alterations Projects  
(Dollars in Thousands)

REPAIRS AND ALTERATIONS SUMMARY OF FY 2023 PROGRAM (Dollars in Thousands)	FUNDED TO DATE				ESTIMATED TOTAL PROJECT COST				FY 2023 Request				
	FUNDING SOURCE	DESIGN	CONSTRUCTION	M&I	TOTAL	DESIGN	CONSTRUCTION	M&I	TOTAL	DESIGN	CONSTRUCTION	M&I	TOTAL
<b>Nonprospective (Basic) Repairs and Alterations Program</b>	\$ -	\$ -	\$ 398,797	\$ -	\$ 398,797	\$ -	\$ -	\$ -	\$ 398,797	\$ -	\$ 398,797	\$ -	\$ 398,797
<b>Major Repairs and Alterations Projects</b>	\$ -	\$ -	\$ 63,198	\$ -	\$ 63,198	\$ -	\$ -	\$ -	\$ 63,198	\$ -	\$ -	\$ -	\$ 63,198
Nationwide Conveying Systems - Various Buildings	\$ -	\$ -	\$ 81,125	\$ -	\$ 81,125	\$ -	\$ -	\$ -	\$ 81,125	\$ -	\$ -	\$ -	\$ 81,125
Washington, DC Fire Alarm Systems - Various Buildings	\$ 4,706	\$ 10,323	\$ 112,060	\$ 8,934	\$ 131,317	\$ 5,617	\$ 58,229	\$ 4,651	\$ 68,497	\$ 5,617	\$ 58,229	\$ 4,651	\$ 68,497
New York, NY Alexander Hamilton U.S. Courthouse	\$ -	\$ 7,349	\$ 71,028	\$ 5,578	\$ 83,955	\$ 7,349	\$ 71,028	\$ 5,578	\$ 83,955	\$ 7,349	\$ 71,028	\$ 5,578	\$ 83,955
Philadelphia, PA James A. Byrne U.S. Courthouse	\$ -	\$ 10,345	\$ 99,435	\$ 5,574	\$ 115,354	\$ 10,345	\$ 99,435	\$ 5,574	\$ 115,354	\$ 10,345	\$ 99,435	\$ 5,574	\$ 115,354
Boston, MA John J. Moakley U.S. Courthouse	\$ -	\$ 5,547	\$ 61,786	\$ 4,682	\$ 72,015	\$ 5,547	\$ 61,786	\$ 4,682	\$ 72,015	\$ 5,547	\$ 61,786	\$ 4,682	\$ 72,015
Atlanta, GA Sam Nunn Atlanta Federal Center	\$ -	\$ 2,211	\$ 21,700	\$ 1,881	\$ 25,792	\$ 2,211	\$ 21,700	\$ 1,881	\$ 25,792	\$ 2,211	\$ 21,700	\$ 1,881	\$ 25,792
Butte, MT Mike Mansfield Federal Building and U.S. Courthouse	\$ -	\$ 5,586	\$ 45,595	\$ 4,649	\$ 55,830	\$ 5,586	\$ 45,595	\$ 4,649	\$ 55,830	\$ 5,586	\$ 45,595	\$ 4,649	\$ 55,830
Cleveland, OH Carl B. Stokes U.S. Courthouse	\$ -	\$ 5,433	\$ 51,207	\$ 3,210	\$ 59,850	\$ 5,433	\$ 51,207	\$ 3,210	\$ 59,850	\$ 5,433	\$ 51,207	\$ 3,210	\$ 59,850
Greenville, SC C.F. Haynsworth Federal Building U.S. Courthouse	\$ -	\$ 3,852	\$ 40,324	\$ 3,488	\$ 47,664	\$ 3,852	\$ 40,324	\$ 3,488	\$ 47,664	\$ 3,852	\$ 40,324	\$ 3,488	\$ 47,664
Lakewood, CO Denver Federal Center Infrastructure	\$ 12,129	\$ 13,484	\$ 133,457	\$ 6,712	\$ 153,653	\$ 13,484	\$ 133,457	\$ 6,712	\$ 153,653	\$ 13,484	\$ 133,457	\$ 6,712	\$ 153,653
Oklahoma City, OK William J. Holloway, Jr. U.S. Courthouse and U.S. Post Office and Courthouse	\$ -	\$ 1,277	\$ 13,559	\$ 851	\$ 15,687	\$ 1,277	\$ 13,559	\$ 851	\$ 15,687	\$ 1,277	\$ 13,559	\$ 851	\$ 15,687
San Francisco, CA San Francisco Federal Building	\$ -	\$ 1,559	\$ 15,380	\$ 1,039	\$ 17,978	\$ 1,559	\$ 15,380	\$ 1,039	\$ 17,978	\$ 1,559	\$ 15,380	\$ 1,039	\$ 17,978
St. Albans, VT Federal Building U.S. Post Office and Courthouse	\$ -	\$ 3,846	\$ 40,719	\$ 3,098	\$ 47,663	\$ 3,846	\$ 40,719	\$ 3,098	\$ 47,663	\$ 3,846	\$ 40,719	\$ 3,098	\$ 47,663
Lakewood, CO Denver Federal Center Building 56	\$ -	\$ 2,780	\$ 28,527	\$ 2,413	\$ 33,720	\$ 2,780	\$ 28,527	\$ 2,413	\$ 33,720	\$ 2,780	\$ 28,527	\$ 2,413	\$ 33,720
Seattle, WA Henry M. Jackson Federal Building	\$ -	\$ 4,323	\$ 45,322	\$ 2,584	\$ 52,229	\$ 4,323	\$ 45,322	\$ 2,584	\$ 52,229	\$ 4,323	\$ 45,322	\$ 2,584	\$ 52,229
Seattle, WA William K. Nakamura U.S. Courthouse	\$ -	\$ 3,812	\$ 43,905	\$ 2,723	\$ 50,440	\$ 3,812	\$ 43,905	\$ 2,723	\$ 50,440	\$ 3,812	\$ 43,905	\$ 2,723	\$ 50,440
New York, NY Daniel Patrick Moynihan U.S. Courthouse	\$ 46,600	\$ 15,913	\$ 256,461	\$ 16,103	\$ 288,477	\$ 15,913	\$ 256,461	\$ 16,103	\$ 288,477	\$ 15,913	\$ 256,461	\$ 16,103	\$ 288,477
New York, NY Silvio J. Mollo Federal Building	\$ 63,435	\$ 97,640	\$ 1,224,788	\$ 73,519	\$ 1,395,947	\$ 97,640	\$ 1,224,788	\$ 73,519	\$ 1,395,947	\$ 97,640	\$ 1,224,788	\$ 73,519	\$ 1,395,947
<b>Subtotal, Major Repair and Alterations Projects</b>	\$ -	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
<b>Major Repair and Alterations Special Emphasis Programs</b>	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
Consolidation Activities Program	\$ -	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
Judiciary Capital Security Program	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Fire Protection and Life Safety Program	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Seismic Mitigation Program	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000
Energy and Water Retrofit and Conservation Measures Program	\$ -	\$ -	\$ 165,000	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ 165,000
Climate and Resilience Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal, Major Repair and Alterations Special Emphasis Programs</b>	\$ 63,435	\$ 97,640	\$ 1,389,788	\$ 73,519	\$ 1,560,947	\$ 97,640	\$ 1,389,788	\$ 73,519	\$ 1,560,947	\$ 97,640	\$ 1,389,788	\$ 73,519	\$ 1,560,947
<b>Subtotal, Major Repair and Alterations Program</b>	\$ 63,435	\$ 97,640	\$ 1,788,585	\$ 73,519	\$ 1,959,744	\$ 97,640	\$ 1,788,585	\$ 73,519	\$ 1,959,744	\$ 97,640	\$ 1,788,585	\$ 73,519	\$ 1,959,744
<b>Total FY 2023 Repairs and Alterations Program</b>	\$ 63,435	\$ 97,640	\$ 1,824,246	\$ 64,087	\$ 1,985,377	\$ 97,640	\$ 1,824,246	\$ 64,087	\$ 1,985,377	\$ 97,640	\$ 1,824,246	\$ 64,087	\$ 1,985,377

## Repair and Alterations - Project Descriptions

### Nationwide

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**Fire Alarm Systems..... \$81,125,000**

GSA proposes \$81.125 million to upgrade, replace, and improve the fire alarm systems in multiple Government-owned buildings during FY 2023 to address exigent fire-safety issues.

The proposed project includes the installation of new, modernized fire alarms and emergency communication systems in accordance with the requirements of the National Fire Protection Association (NFPA), National Fire Alarm and Signaling Code, NFPA 72 and the International Building Code throughout the buildings for life-safety and property protection. The new systems will satisfy all occupancy-specific requirements outlined in the GSA studies completed on the buildings. Once the new systems are installed and commissioned by GSA, the existing systems will be decommissioned and removed. All finishes disturbed by the installation of the new fire alarm will be restored to "like-new" condition. The proposed projects include:

- Replacement of entire fire alarm and emergency communication system;
- Replacement and integration of system platform field devices, including alarm initiating devices such as pull stations, smoke detectors, heat detectors, duct detectors, waterflow and tamper switch stations, and signaling and notification devices at those buildings where the main fire alarm control units have recently been replaced (Internal Revenue Service and Hubert H. Humphrey Buildings);
- Replacement of communication networks, if needed,
- Electrical upgrades,
- Interior construction,
- Demolition, and
- Hazardous materials abatement.

Bethesda, MD One White Flint Building ..... \$8,961,000

Washington, DC Internal Revenue Service Building ..... \$18,322,000

Washington, DC Hubert H. Humphrey Building ..... \$20,357,000

Washington, DC Orville Wright Building..... \$21,838,000

Washington, DC Theodore Roosevelt Building ..... \$11,647,000

The FY 2023 request is for \$81.125 million.

**Conveying Systems.....\$63,198,000**

GSA proposes \$63.198 million for repair and alteration projects to upgrade, replace, and improve the conveying systems in multiple buildings under the jurisdiction, custody, and control of GSA during FY 2023.

The program proposes the full modernization of the elevators, escalators, and wheelchair lifts in five Government-owned buildings within GSA’s inventory. All the buildings evaluated are considered long-term holds, and the proposed modernizations are required to extend the useful life of these assets. The proposed projects and project locations include:

Replacement of the major system components, including motors and controls, and upgrades to elevator pits, machine rooms, and interior cabs; and

Incorporation of power standby technologies in escalators to reduce energy consumption during periods of low or no passenger activity, and hazardous materials abatement.

Chicago, IL Ralph H. Metcalfe Federal Building ..... \$21,398,000  
18 elevators (17 passenger/1 freight) will be replaced or repaired

Indianapolis, IN Birch Bayh Federal Building and U.S. Courthouse..... \$7,227,000  
7 elevators (6 passenger/1 freight) will be replaced or repaired

Washington, DC Howard T. Markey National Courts Building..... \$9,681,000  
9 of 10 elevators will be replaced or repaired

Washington, DC Lafayette Federal Building ..... \$15,977,000  
14 of 14 elevators will be replaced or repaired

Washington, DC Wilbur Wright Federal Building ..... \$8,915,000  
6 of 6 elevators will be replaced or repaired

The FY 2023 request is for \$63.198 million.

**California**

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**San Francisco, CA San Francisco Federal Building ..... \$15,687,000**

GSA proposes \$15.687 million for a repair and alteration project for the San Francisco Federal Building located at 90 7th Street in San Francisco, CA, to relocate the Department of Housing and Urban Development, currently housed in leased space and to meet their long-term housing needs. The renovation will include the installation of new energy efficient LED lighting, including fixtures, controls, and connections.

The project will decrease the Federal Government’s reliance on leased space, reduce federally owned vacant space, and provide an annual lease cost avoidance of approximately \$4,943,000 and an annual agency rent savings of approximately \$745,000.

The FY 2023 request is for Design (\$1.277 million), Construction (\$13.559 million) and Management and Inspection (\$851 million).

**Colorado**

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**Lakewood, CO Denver Federal Building 56 ..... \$47,663,000**

GSA proposes \$47.663 million for a repair and alteration project for Building 56 of the Denver Federal Center, located at West 6th Avenue and Kipling Street. The project will modernize the building's outdated heating, ventilation and air conditioning (HVAC) systems, address structural and exterior deficiencies, abate hazardous materials, correct code deficiencies, and renovate approximately 20,000 usable square feet (USF) to consolidate the Department of Agriculture.

The project proposes replacement of the building's existing multiple HVAC systems into a single energy efficient system, interior alterations will be undertaken in approximately 20,000 USF of tenant and supporting space, and exterior construction including replacement of roofing, exterior doors, resealing windows, and replacement of decking and columns will be completed. In addition, restrooms, stair risers, treads, handrails, and handguards will be upgraded to Architectural Barriers Act Accessibility Standards and building electrical updates will be undertaken.

The FY 2023 request is for Design (\$3.846 million), Construction (\$40.719 million) and Management and Inspection (\$3.098 million).

**Lakewood, CO Denver Federal Center Infrastructure ..... \$47,664,000**

GSA proposes \$47.664 million for a repair and alteration project to upgrade the infrastructure at the Denver Federal Center (DFC), located at West 6th Avenue and Kipling Street in Lakewood, CO. The proposed project will upgrade deteriorating water and sewer lines, drainage/storm systems, roads and other paved surfaces, electrical systems, and perimeter security fencing, and correct code deficiencies.

The proposed project will repair the asphalt and concrete paved surfaces and correct code deficiencies in the parking areas throughout DFC. In addition, the project will replace the 60-year old water lines, which include fire protection, domestic water, and sewer lines, upgrade the facility-wide electrical distribution system, reroute roof drainage piping away from the foundation, and repair drainage issues, address various Architectural Barriers Act Accessibility Standards safety deficiencies, replace perimeter security fencing.

The FY 2023 request is for Design (\$3.852 million), Construction (\$40.324 million) and Management and Inspection (\$3.488 million).

**Georgia**

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**Atlanta, GA Sam Nunn Atlanta Federal Center..... \$72,015,000**

GSA proposes \$72.015 million for a repair and alteration project for the Sam Nunn Atlanta Federal Center (SNAFC), located at 100 Alabama Street SW in Atlanta, GA. The proposed project will address critical system and infrastructure-related issues, including the upgrades to the electrical system and mold abatement through cleaning and remediation of the air conveyance system and repairing and upgrading outdoor air systems.

The SNAFC is currently leased from the City of Atlanta, with the Downtown Development Authority, a quasi-governmental entity with the City of Atlanta, acting as the lessor for this facility. GSA plans to acquire the asset through donation, consistent with an existing agreement, and take ownership on October 1, 2023.

The FY 2023 request is for Design (\$5.547 million), Construction (\$61.786 million) and Management and Inspection (\$4.682 million).

**Massachusetts**

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**Boston, MA John Joseph Moakley U.S. Courthouse..... \$115,354,000**

GSA proposes \$115.354 million for a repair and alteration project for the John Joseph Moakley U.S. Courthouse, located at One Courthouse Way in Boston, MA. The project will address the mechanical, electrical, fire alarm systems, repair the deteriorating building envelope to mitigate impacts of the humid climate, replace the roof, and modernize conveyance systems.

The proposed project will replace outdated boilers, chillers, and air handling units, upgrade the building automation system, and improve overall energy performance thereby reducing operating costs. Exterior construction includes replacement of the roof with a new high-efficiency assembly to provide related ceiling and roof perimeter fire barriers and replacement of lightning protection. Building envelope repairs include sealants and metal flashing that will be replaced around the facility, including the glass curtain wall, windows, skylights, doors, and expansion joints, and repointing of the masonry in some areas will be undertaken. The conveyance system will be modernized to meet current technology, performance, and code standards. The project also includes replacement of the voice evacuation fire alarm system. Additionally, full lighting fixture, sensor, and control upgrades will be integrated into the new building automation system.

The FY 2023 request is for Design (\$10.345 million), Construction (\$99.435 million) and Management and Inspection (\$5.574 million).

**Montana**

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**Butte, MT Mike Mansfield Federal Building and U.S. Courthouse..... \$25,792,000**

GSA proposes \$25.792 million for a repair and alteration project for the Mike Mansfield Federal Building and U.S. Courthouse at 400 North Main Street in Butte, MT. The proposed project will repair seismic and structural deficiencies, including a full seismic upgrade, roof replacement, building systems upgrades, and correction of accessibility, circulation, and code deficiencies.

The proposed project will enhance the building systems, structure, and the efficiency of the building. Exterior construction includes façade, seismic, and structural repairs, and roof replacement. Interior construction includes correction of Architectural Barriers Act Accessibility Standards (ABAAS) deficiencies at the main entry ramp access, doorways, restrooms, drinking fountains, stairs, handrails, and building circulation. Modernization of the outdated and obsolete building systems include upgrades to the HVAC, electrical subpanels, receptacles, and exterior egress lighting, sewer, plumbing fixtures, and water heater. Blast mitigation will be included as appropriate.

The FY 2023 request is for Design (\$2.211 million), Construction (\$21.700 million) and Management and Inspection (\$1.881 million).

**New York**

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**New York, NY Alexander Hamilton U.S. Custom House..... \$68,497,000**

GSA proposes \$68.497 million to continue the Phase I construction, and management and inspection, and Phase II design of a two-phase repair and alteration of the Alexander Hamilton U.S Custom House. Phase I design was funded in FY 2018 and currently underway. The project will correct building deficiencies and arrest ongoing structural deterioration of a National Historic Landmark located at 1 Bowling Green, New York, NY.

Phase I of the project includes structural repairs to remediate water infiltration at and below grade. The proposed work will arrest structural deterioration at the basement and sub-basement levels of the building, and repair damage caused by water infiltration.

Phase II of the project is to remediate water infiltration around windows, masonry, and roofs. The exterior windows will be considered for blast resistance in accordance with the requirements in GSA's *Facilities Standards for the Public Buildings Service* (PBS-P100). Also included in Phase II is the protection of murals within the rotunda and the restoration of masonry, including sculptures, and roofs damaged by water infiltration.

The FY 2023 request is for Design (\$5.219 million), Construction (\$58.530 million) and Management and Inspection (\$4.651 million).

**New York, NY Daniel Patrick Moynihan U.S. Courthouse..... \$50,440,000**

GSA proposes \$50.44 million for a repair and alteration project for the Daniel Patrick Moynihan U.S. Courthouse, located at 500 Pearl Street, New York, NY. The proposed project will address failures in the building envelope, roof replacement, and incidental interior repairs. Façade repairs consist of repointing and sealing of existing windows, regrouting of joints in the granite cladding and cleaning of all marble cladding surfaces, and other associated repairs required to the existing façade. The project will also include replacement of all roofing systems for the building, and repair to interior spaces damaged by leaks in the façade and roof. Interior repair work consists of ceiling and wall replacement, and new finishes.

The FY 2023 request is for Design (\$3.812 million), Construction (\$43.905 million), and Management and Inspection (\$2.723 million).

**New York, NY Silvio J. Mollo Federal Building..... \$241,877,000**

GSA proposes \$241.877 million for Phase II of a two-phase modernization project of the Silvio J. Mollo Federal Building (Mollo Building), located at 1 St. Andrew's Plaza, New York, NY. The proposed project will address seismic, structural, security, and major building systems deficiencies, as well as provide a new buildout of the Department of Justice—U.S. Attorney's Office (USAO) Criminal Division, and U.S. Marshals Service (USMS) space.

Phase I of the two phase modernization, funded in FY 2020, provided for the design of the modernization of the Mollo Building and the design and construction of swing space buildout, space recapture, and related improvements at the Jacob K. Javits Federal Building, located at 26 Federal Plaza, New York, NY.

Phase II includes the full modernization of the Mollo Building to address seismic, building systems, security, and structural and tenant space deficiencies. The modernization entails complete replacement of all building elements and building infrastructure, retaining only the foundation and structural superstructure. Seismic, progressive collapse, security, and ABAAS deficiencies will be corrected, and a blast-resistant façade will replace the existing exterior wall construction. All building systems, including system equipment, distribution, controls, and fixtures will be replaced, accessibility upgrades will be undertaken, and interior space will be built out in accordance with current USAO and USMS requirements. A new main entrance and security pavilion will be integrated into the modernization.

It is imperative that the Southern District of New York USAO's Criminal Division remain housed within the Mollo Building. This location provides USAO with secure and easy access to both the Daniel Patrick Moynihan U.S. Courthouse and the Thurgood Marshall U.S. Courthouse, as well as the Metropolitan Correctional Center, a Federal prison serving Manhattan. The commercial real estate market makes it highly unlikely that office space for the USAO Criminal Division could be found in one location within a reasonable distance from both courthouses and the USAO has a clear, long term need proximate to the Courthouse. If the USAO Criminal Division were to be housed elsewhere, the transit times from the courthouses and correctional facility would be

longer, and there would be a chance USAO operations would have to be split up among multiple locations, impacting security and operational efficiency and resulting in a significantly higher cost to the taxpayer.

The FY 2023 request is for Phase II Construction (\$227.338 million) and Management and Inspection (\$14.539 million).

## Ohio

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### **Cleveland, OH Carl B. Stokes U.S. Courthouse..... \$55,830,000**

GSA proposes \$55.83 million for a repair and alteration project for the Carl B. Stokes U.S. Courthouse to correct the ongoing deterioration of the plaza system, eliminate water infiltration into the building, and allow for the completion of the plaza toward Superior Avenue, which has remained unfinished since construction of the courthouse. The project will also upgrade the building's fire alarm system.

The project proposes to repair the plaza to eliminate water leaks and infiltration into the lower levels of the building and extend the currently incomplete plaza towards Superior Avenue as was envisioned in the original design. Due to a funding shortfall when the building was originally constructed, a portion of the plaza was left unfinished.

Additionally, the project proposes to upgrade the building's fire alarm system that has exceeded its useful life. The main fire alarm control panel will be replaced, and other components will be repaired or replaced throughout the building. Repairs to interior walls and glass dividers impacted by the replacement of fire alarm devices will be undertaken.

The FY 2023 request is for Design (\$5.586 million), Construction (\$45.595 million) and Management and Inspection (\$4.649 million).

## Oklahoma

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### **Oklahoma, OK William J. Holloway Jr. U.S. Courthouse and U.S. Post Office...\$55,199,000**

GSA proposes \$55.199 million for the construction of the final phase of a two-phase repair and alteration project for the William J. Holloway, Jr. United States Courthouse (Holloway CT) at 200 Northwest Fourth Street, Oklahoma City, OK, and the United States Post Office and Courthouse (PO-CT) at 215 Dean A. McGee Avenue. These two buildings are part of a three-building Federal complex that also includes the Federal Parking Garage. Alterations to the Holloway CT and PO-CT include interior alterations; exterior improvements, such as stone repair and roof and window system replacements; modernization of outdated mechanical, electrical, fire alarm, and plumbing systems; and sitework.

The second phase includes the remaining repair and alteration of the PO-CT. Proposed interior construction includes replacement of finishes and fixtures in restrooms and common areas, as well as repair of water damage to interior woodwork and stone. The HVAC system also will be upgraded. Electrical work includes additional lighting and replacement of electrical panels. The mechanical penthouse roof will be replaced and the walls repaired. Fire and life-safety upgrades include seismic modifications and enhancements to the fire sprinkler system. Plumbing fixtures will be replaced in all restrooms and a basement drainage system installed. Site improvements include walkway repair, landscaping upgrades, and the installation of an accessible entry landing and ramp at the main building entry.

The FY 2023 request is for Construction (\$52.072 million) and Management and Inspection (\$3.127 million).

## **Pennsylvania**

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### **Philadelphia, PA James A. Byrne U.S. Courthouse..... \$83,955,000**

GSA proposes \$83.955 million for a repair and alteration project for the James A. Byrne U.S. Courthouse (Byrne USCH), located at 601 Market Street in Philadelphia, PA. The Byrne USCH supports the operations of the U.S. Court of Appeals for the Third Circuit and the U.S. District Court for the Eastern District of Pennsylvania. The proposed project will upgrade the HVAC system, which includes comprehensive repairs or replacement of obsolete air handling units and degraded ductwork, the installation of enhanced controls and related electrical and life-safety upgrades. Project-related demolition and repairs will be required and abatement of asbestos-containing materials will be undertaken in mechanical spaces and around ductwork. Electrical and life-safety upgrades resulting from the HVAC component upgrades and distribution network changes will be undertaken, where required. GSA will execute the project while the building remains occupied, therefore, the phasing and project schedule are structured so as not to disrupt tenant missions.

The FY 2023 request is for Design (\$7.349 million), Construction (\$71.028 million), and Management and Inspection (\$5.578 million).

## **South Carolina**

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### **Greenville, SC C.F. Haynsworth Federal Building and U.S. Courthouse..... \$59,850,000**

GSA proposes \$59.850 million for a repair and alteration project for the C.F. Haynsworth Federal Building and U.S. Courthouse located at 300 E. Washington Street, Greenville, SC. Existing tenants will relocate to the newly constructed Carroll A. Campbell, Jr. U.S. Courthouse, the move into the facility is currently underway. The project will modernize and upgrade critical building systems and address deficiencies of the building envelope. Interior alterations will be undertaken to reconfigure the space, accommodate security and circulation requirements at the U.S. Bankruptcy Courthouse, and provide chambers for the U.S. Court of Appeals judges. The project

will provide continued occupancy in federally owned space for the judiciary and U.S. Department of Justice tenants, and provide a Federal solution for other tenants currently housed in leased space.

The FY 2023 request is for Design (\$5.433 million), Construction (\$51.207 million) and Management and Inspection (\$3.210 million).

## Vermont

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### **Saint Albans, VT Federal Building, U.S. Post Office and U.S. Custom House... \$17,978,000**

GSA proposes \$17.978 million for a repair and alteration project for the Federal Building, U.S. Post Office, and Custom House (FB-PO-CU) located at 50 S. Main Street, Saint Albans, VT to address the building's deteriorating envelope, roof, windows, HVAC system, and portions of the interior damaged by water infiltration.

The project includes exterior work to the 1967 portion of the building, including repairs and replacement of the exterior envelope system, installation of new windows, frames, and hardware to match the original building with blast resistance, and replacement of the roof. Modernization of the HVAC system includes replacement of the chillers and repairs and upgrades to the heating system and the building automation system. Electrical improvements include upgrades to lighting, the photovoltaic system, and electrical service for the HVAC, and upsizing of the building's generator. Incidental interior alterations will also be undertaken. The project will also provide temporary trailer(s) for swing space and repair of the parking lots, stairs, and some interior finishes.

The FY 2023 request is for Design (\$1.559 million), Construction (\$15.380 million) and Management and Inspection (\$1.039 million).

## Washington

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### **Seattle, WA Henry M. Jackson Federal Building..... \$33,720,000**

GSA proposes \$33.720 million for a repair and alteration project for the Henry M. Jackson Federal Building located at 915 2nd Avenue in Seattle, WA. The proposed project will repair and upgrade the plaza and building interface waterproofing system and replace the outdated fire alarm system and fire pumps.

The proposed project includes upgrades of the plaza and building waterproofing system and upgrade of the existing plaza by removing the existing waterproofing system, repairing and sealing the underlying substrate, and applying a new waterproofing system. Existing historical and public art elements located throughout the plaza will be removed, restored, repaired, and then reinstalled. Spot abatement of hazardous materials including asbestos-containing material (ACM) will be performed during the removal of the plaza's existing planter boxes. Sitework

plumbing upgrades include ground irrigation-related items and site and tree well drainage will be repaired to provide enhanced drainage functionality, thereby reducing the potential for future water intrusion into the building. New trees and other plantings will be installed. Sitework electrical upgrades include the replacement of exterior plaza lighting fixtures and wiring and temporary additional exterior lighting during construction.

The proposed project also includes upgrades to the fire alarm system and fire pumps to address deficiencies in the existing systems and meet current code. Spot abatement of hazardous materials, including ACM, will be performed during the removal and installation of the old and new fire alarm system. Related interior alterations, including interior repairing, patching, and painting, to bring the building back to its original state. Electrical upgrades associated with the fire pumps will also be undertaken.

The FY 2023 request is for Design (\$2.780 million), Construction (\$28.527 million) and Management and Inspection (\$2.413 million).

**Seattle, WA Nakamura Federal Building..... \$52,229,000**

GSA proposes \$52.229 million for a repair and alteration project for the William K. Nakamura U.S. Courthouse located at 1010 5<sup>th</sup> Avenue, Seattle, WA. The proposed project will repair exterior deficiencies and restore the historic exterior wall system. Repairs are necessary to stop material degradation and water intrusion into the building and ensure that pedestrians and building occupants are not put at risk.

The project proposes the complete removal of the existing terra cotta exterior wall system, including the parapets, mortar bed, and anchorage back to the concrete substrate, and installation of a new terra cotta rainscreen system to stop material degradation and water intrusion into the building. The new assembly will include a fluid-applied air and weather barrier, rigid thermal insulation, and terra cotta rainscreen system with sanded silicone sealant joints. The proposed project also includes lawn and site restoration for contractors' material laydown and equipment storage, along with replacement of the aging building up-lighting system.

The FY 2023 request is for Design (\$4.323 million), Construction (\$45.322 million) and Management and Inspection (\$2.584 million).

**Special Emphasis Program  
Nationwide**

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**Judiciary Capital Security Program..... \$20,000,000**

GSA proposes \$20 million to improve physical security in buildings occupied by the Federal judiciary and USMS. These projects are in lieu of constructing new facilities, thereby providing cost savings and expedited delivery. These projects will vary in size, location, and delivery method, and are designed to improve the separation of circulation for the public, judges, and prisoners. Funding provided for the security improvement projects will address elements such as

adding doors, reconfiguring, or adding corridors, reconfiguring or adding elevators and sallyports, and constructing physical or visual barriers.

Since FY 2012, GSA has received \$128,922,000 in support of this program. These funds were allocated to 15 projects.

**Fire Protection and Life Safety Program..... \$30,000,000**

GSA proposes \$30 million to upgrade, replace, and improve fire protection systems and life-safety features in buildings under the jurisdiction, custody, and control of the GSA during FY 2023.

As part of its fire protection and life-safety efforts, GSA currently is identifying projects in Federal buildings throughout the country through surveys and studies. These projects will vary in size, location, and delivery method. Typical projects include:

- Replacing antiquated fire alarm and detection systems that are in need of repair or for which parts are no longer available.
- Installing emergency voice communication systems to facilitate occupant notification and evacuation in Federal buildings during an emergency.
- Installing or expanding, as necessary, fire sprinkler systems to provide a reasonable degree of protection for life and property from fire in Federal buildings.
- Constructing additional exit stairs or enclosing existing exit stairs to facilitate the safe and timely evacuation of building occupants in the event of an emergency.

Since FY 2010, GSA has received \$173,224,000 in total funding for this program. The funds supported 106 projects in 98 federally owned buildings.

**Seismic Mitigation Program..... \$10,000,000**

GSA proposes \$10 million to install, upgrade, and improve seismic performance in buildings under the jurisdiction, custody, and control of the GSA.

GSA has initiated a program to identify nonstructural seismic hazards, and initiated correction and risk reduction projects associated with those hazards. According to the Department of Homeland Security, Federal Emergency Management Agency, most of the damage caused by several recent U.S. earthquakes was the result of nonstructural failures and falling nonstructural building components are responsible for the majority of injuries. Completion of projects funded through this program will reduce the risk from seismic events in buildings in the GSA portfolio.

Typical projects include:

- Installing or upgrading seismic bracing on fire suppression piping, water lines, gas lines, and steam lines to reduce fire risk and reduce risk from falling hazards to the building occupants;
- Installing seismic bracing on partitions with large height-to-thickness ratios, terra cotta, or unbraced stairwell conditions, including revisions to stairs to allow for relative floor movement during seismic events;
- Installing seismic bracing and snubbers, as required, to mechanical and electrical equipment to reduce instability, fire risk, and post-event downtime;
- Installing seismic bracing on and above suspended ceilings to prevent ceilings, fixtures, equipment, and piping from falling;
- Bracing parapet walls and other facade elements to reduce falling hazards at the exterior of buildings and at building exits;
- Strengthening diaphragm and connections to lateral load resisting elements;
- Strengthening critical structural members and connections; and
- Anchoring features and installing seismic bracing on furniture, fixtures, and equipment to mitigate injury risk.

Since FY 2018, GSA has received \$8,696,000 (via GSA's Major Repairs and Alteration Spend Plan process) in support of this program. These funds supported six projects in six GSA-controlled buildings.

**Energy and Water Retrofit and Conservation Measures Program..... \$15,000,000**

GSA proposes \$15 million to invest in projects that directly result in reduced energy usage, reduced water usage, utility cost savings, and reduced pollution and emissions in Government-owned buildings beginning in FY 2023.

GSA's Energy and Water Retrofit and Conservation Measures Program is designed to reduce on-site energy and water consumption through building alteration projects or retrofits of existing buildings systems. Completing these projects is an important part of GSA's approach to complying with requirements in the Energy Act of 2020 (EA2020) and Executive Order 14057: Catalyzing Clean Energy Industries and Jobs Through Federal Sustainability.

Projects will reflect GSA and Administration priorities including reducing costs; advancing clean and innovative technologies; and reducing pollutants and emissions from building operations. Furthermore, this investment may generate rebates and incentives from utility companies and grid operators.

In addition to meeting the stated priorities, the decision criteria for proposed projects will be evaluated economically using life-cycle cost methodologies to ensure they will generate a positive

return-on-investment within the expected lifetime of the equipment in addition to meeting the stated priorities. In addition, other qualitative criteria may be applied to projects that have ancillary benefits. For example, a project that improves energy resiliency at a mission-critical facility.

Typical projects include, but are not limited to, the following:

- Upgrade HVAC systems with new, high efficiency systems;
- Replace existing lighting and lighting controls including associated wiring;
- Install and upgrade building automation systems (BAS) and energy management control systems (EMCS);
- Design and install and connect renewable energy systems including solar photovoltaics, solar water heating, and wind power;
- Design and install advanced geothermal heat pumps to replace conventional heating and cooling equipment;
- Install or repair energy and water metering systems, diagnostic sensors, and equipment;
- Replace electrical motors with multi-speed or variable-speed motors;
- Install battery backup systems with load shedding and grid stabilization functions;
- Insulate roofs, walls, pipes, HVAC ducts; and mechanical equipment;
- Install multi-pane windows, and seal and repair existing windows;
- Upgrade plumbing systems with high efficiency toilets and sinks; and
- Install high efficiency irrigation and watering systems, and provide for native landscaping and natural habitat restoration.

**Climate and Resilience Program..... \$60,000,000**

GSA proposes \$60 million to advance climate adaptation and resilience risk assessments and mitigation strategies to safeguard property under GSA’s jurisdiction, custody and control. As part of this effort, GSA will undertake forward-looking climate information and climate adaptation analyses and projects to manage vulnerabilities and risks created by changes in climate weather patterns.

Program funds will be used to conduct formal agency-wide vulnerability assessments to align with the climate science from the latest National Climate Assessment and to fortify agency risk management efforts. Program funds will also be used to execute identified, highest priority projects. The following items would be included:

- Development of a portfolio-wide Vertical Data and Information profile to determine flood vulnerabilities for buildings (or other horizontal assets), estimated flood mitigation project costs, and time frames for project execution.
- Modernization of agency internal guidance, systems, and tools to assist GSA with implementation.
- Tailored training for agency professionals.
- Map within GSA’s Geographic Information System all assets that have climate profiles developed and characteristics of each site.

- Integrate statistical downscaling for Puerto Rico, Hawaii, and Alaska into new and existing asset risk assessment processes.
- Execute capital projects developed using the data, mapping, and processes identified and developed above for the highest priority assets.

**Consolidation Activities Program..... \$30,000,000**

GSA proposes \$30 million for the reconfiguration and renovation of space within federally owned and leased buildings during FY 2023 to support GSA’s ongoing consolidation efforts to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the Government’s environmental footprint.

As part of its ongoing effort to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the Government’s environmental footprint, GSA is identifying consolidation opportunities within its inventory of real property assets. These opportunities are presented through surveys and studies, partnering with customer agencies and agency initiatives. Projects will vary in size by location and agency mission and operations; however, no single project will exceed \$20 million in GSA costs. Funds will support consolidation of customer agencies and will not be available for GSA internal consolidations. Preference will be given to projects that result in an office utilization rate of 130 usable square feet per person or less and a total project payback period of 10 years or less.

Typical projects include the following:

- Reconfiguration and alteration of existing Federal space to accommodate incoming agency relocation/consolidation (which may include reconfigurations of existing occupied Federal tenant space);
- Right sizing the Federal footprint including restacking and consolidations to account for anticipated remote and hybrid work arrangements; and
- Incidental alterations and system upgrades, such as fire sprinklers or heating, ventilation, and air conditioning, needed as part of relocation and consolidation.

Since the inception of the Consolidation Activities program in FY 2014, GSA has received \$322,353,000 in support of the program and, through FY 2021, has funded 87 projects. When complete, these 87 projects will result in more than a 1.8 million usable square foot space reduction, thereby reducing agency rental payments to GSA by \$76 million annually and generating more than \$163,000,000 in annual Government lease cost avoidance. These projects will more than recover the initial capital investment after just two years of project completion and will continue to accrue additional savings over the life of these assets.

**Minor (Basic) Repairs and Alterations Nationwide**

**Basic Repairs and Alterations Program..... \$398,797,000**

The FY 2023 repairs and alterations program request included \$398.797 million for Basic Repairs and Alterations and is dedicated to ensuring that the existing infrastructure receives the

investment necessary to support customer agencies at the lowest possible cost to the taxpayers. Projects executed in this account are executed below the current prospectus threshold of \$3.375 million or are for recurring repairs costing both above and below the prospectus threshold.

The majority of obligations address below prospectus-level serviceability work items to maintain a facility's suitability to its original intended function. These are repairs to prevent deterioration and damage to buildings, their support systems, and operating equipment. The balance of funds received address space alterations, health and safety, physical security and special programs.

Postponing repairs and system upgrades leads to higher operating and maintenance costs and subsequent increased repair or replacement costs.

### Installment Acquisition Payments

(Dollars in Thousands)

FY 2020 Enacted	FY 2022 Annualized CR	FY 2023 Request
\$0	\$0	\$69,024

### Program Description

This activity provides for payments owed to the proposed Federal Capital Revolving Fund (FCRF). In accordance with the proposed FY 2022 FCRF appropriations language and program guidelines, the purchasing agency shall budget for the first repayment to the FCRF prior to receiving the transfer of funds. The purchasing agency shall pay back 1/15 of the total transfer annually until the funds are repaid.

### Program Strategy

The President's FY 2023 Budget Request proposes the capitalization of the FCRF with a \$5 billion mandatory appropriation and will provide opportunities for civilian Federal agencies to fund the largest Federal real property projects, such as construction, renovation and purchase, in one appropriation, capturing economies of scale and greater certainty in schedule and funding. Annual discretionary repayments by purchasing agencies would replenish the FCRF and would be available until expended to fund additional capital projects. Total annual capital purchases would be limited to the lower of \$2.5 billion or the balance in the FCRF, including annual repayments.

The establishment of the FCRF will: (1) fund large-dollar, federally owned, civilian real property capital projects that house Federal civilian employees; and (2) provide specific budget enforcement rules for the FCRF that would allow it to function, in effect, like State and local government capital investment budgets. This proposal incorporates principles that are central to the success of capital budgeting at the State and local levels—a limit on total funding for capital investment, annual decisions on the allocation of funding for capital projects, and spreading the acquisition cost in the discretionary operating budgets of agencies that purchase the assets.

GSA's FY 2022 budget request proposed two inaugural FCRF projects at the Jacob Javits Federal Building in New York, NY, and the Kefauver Complex in Nashville, TN, for full project funding through the FCRF at a total upfront cost of \$1.035 billion. The FY 2023 budget requests \$69M to pay the 1st of 15 installment payments.

**Installment Acquisition Payments, Summary of Request**

(Dollars in Thousands)

	FY 2023	FY 2024 thru FY 2037	Total
<b>Mandatory:</b>			
Collection of Transfer from Federal Capital Revolving Fund			
	\$(1,035,353)		\$(1,035,353)
<b>Total Estimated Project Cost</b>	<b>\$ 1,035,353</b>		<b>\$ 1,035,353</b>
<b>Discretionary:</b>			
<i>Jacob Javits Federal Building New York, NY</i>	\$ 49,024	\$ 686,329	\$ 735,353
<i>Kefauver Complex Nashville, TN</i>	\$ 20,000	\$ 280,000	\$ 300,000
<b>Total Repayments to Federal Capital Revolving Fund</b>	<b>\$ 69,024</b>	<b>\$ 966,329</b>	<b>\$ 1,035,353</b>

**Installment Acquisition Payments, Project Descriptions**

**New York**

**New York, NY Jacob K. Javits Federal Building.....\$735,353,000  
transfer with annual repayments of \$49,024,000**

GSA proposes \$735.353 million for a repair and alteration project to undertake system upgrades and restack DHS at the Jacob K. Javits Federal Building located at 26 Federal Plaza, New York City, NY. GSA is requesting a purchase transfer from the FCRF for the full cost of this project. In accordance with the requirements of the FCRF, GSA is requesting NOA for the first repayment owed to the FCRF of \$49.024 million.

The proposed project will focus on fire protection, life-safety, and immediate critical building system infrastructure needs. Additionally, the project will restack 160,000 USF of DHS-USCIS and 200,000 USF of DHS-ICE across 8 floors. DHS-USCIS is planning to relocate mission functions to Queens and Brooklyn to better support their mission. This proposed DHS-USCIS move out of Javits is not part of this project. However, these moves allow this project to restack the remaining DHS offices and provide swing space to undertake the air handler unit scope of this proposed project. Upon completion of the project, GSA expects the building to be nearly fully occupied. The infrastructure scope of this project includes the replacement of central air handling units, HVAC hydronic piping replacement, a new rooftop emergency generator, passenger and service elevator upgrades, bringing IT backbone cabling into compliance, fire alarm backbone upgrade, fire protection water supply infrastructure upgrades, active fire protection systems upgrade, new fireproofing, progressive collapse mitigation, exterior envelope repairs, replacement of closed loop cooling towers, and all necessary associated hazardous materials abatement. Tenant spaces and respective systems that have been recently renovated and upgraded will not be altered under this project.

Life-safety issues and deteriorating building systems need to be addressed on an urgent basis. Continuing maintenance of equipment that has reached the end of its useful life is expensive, burdensome on other programs, and potentially runs the risk of building closure if equipment were to fail. This building acts as the main Federal Government hub in New York City. GSA has been renovating floors within the building to provide new office space for occupants in recent years. This scope is necessary to allow the building to continue to function, and provide a safe work environment for all tenants in both older office fit-outs and newly built spaces. With tenant consolidation projects, GSA expects to increase FTEs in the building, which need more efficient and functional building systems to provide the optimal customer experience.

The FY 2022 request is for Design (\$54.323 million), Construction (\$644.465 million) and Management and Inspection (\$36.565 million).

## Tennessee

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### **Nashville, TN Estes Kefauver Federal Building and Annex.....\$300,000,000 transfer with annual repayments of \$20,000,000**

GSA proposes \$300 million for a repair and alteration and consolidation project for the Estes Kefauver Federal Building and Annex (Kefauver Complex), located at 801 Broad Street in Nashville, TN. GSA is requesting a purchase transfer from the FCRF for the full cost of this project. In accordance with the requirements of the FCRF, GSA is requesting NOA for the first repayment owed to the FCRF of \$20 million.

The proposed project will replace and upgrade aged building systems, infrastructure, technology and code compliance needs. Additionally, the project will enable the backfill of approximately 93,000 USF of vacant space created by the new courthouse being constructed in Nashville.

The New Nashville Courthouse is expected to be completed and occupied in October 2021 and the space vacated by the U.S. District Court will be backfilled with Federal agencies currently in leased space. The U.S. Bankruptcy Court and the U.S. Court of Appeals are also currently housed in leased space and have been identified to backfill the Kefauver Complex, utilizing the vacated pre-existing court space. Additionally, the Veterans Benefits Administration currently has space in the Kefauver Complex and has requested additional space in an effort to consolidate services that they currently have in leases within the Nashville metropolitan area.

This repair and alterations project will provide long term use of the Kefauver Complex, improve energy consumption, reduce vacancy in the buildings, modernize the buildings, retain the elements that make the complex a historically-significant piece of architecture, meet the future workplace needs of Federal tenants, and comply with GSA facility quality/performance standards and objectives.

## Rental of Space

(Dollars in Thousands)

FY 2021 Enacted	FY 2022 Annualized CR	FY 2023 Request
\$5,725,464	\$5,725,464	\$5,645,680

Note: Figures do not include indefinite authority for leased space.

## Program Description

This activity provides for the leasing of privately-owned buildings when federally owned space is not available. This includes space controlled by other Federal agencies, including U.S. Postal Service facilities. GSA provided 176 million square feet of leased space in FY 2021, and expects to provide 171 million square feet in FY 2022 and 170 million square feet in FY 2023. (Note: This NOA request does not include any space funded by GSA's Indefinite Lease Authority).

In FY 2023, \$5.6 billion is required for the Rental of Space program. This amount funds annual rent for current leases, real estate taxes and other one-time payments, and rent increases associated with replacement leases and expansion space.

The FY 2023 Rental of Space request consists of the following requirements:

- \$5,592 million for annual rent for leases already in GSA's inventory;
- \$122 million for real estate taxes and one-time payments, such as claims and buyouts partly offset by free rent and broker commission credits, and COVID related cleaning costs for confirmed or suspected cases;
- \$(116) million in cancellations which represents the amount of space leaving the inventory;
- \$37 million for rent increases, typically associated with replacement leases, operating cost escalations, and step rents;
- \$10 million for temporary expansion space, the amount of space entering the inventory for temporary leases in support of major repair and alteration projects and relocations due to forced moves or health and safety conditions; and

The FY 2023 request represents a 1.4% decrease for Rental of Space requirements from the FY22 annualized CR. This is partly due to the non-recurrence of \$63 million of COVID-19 disinfection and cleaning services included in the FY 2022 Request, and an overall decrease of over 1 million rentable square feet from the FY 2022 requirements. The decrease is netted with cost increases including \$34.7 million in delegated leases that are returning to GSA, which increases the size of GSA's leased portfolio. Additionally, the FY 2023 request assumes that no available carryover funding is offsetting the FY 2023 requirements as that reserve funding is necessary to cover up to potentially 15% of "high risk" single tenant leases currently in the firm term but which could be returned to the GSA portfolio by occupant agencies. Funding is

necessary to support return of space or payments to lessors for termination resulting from the post COVID Return to Work/Future of Work environment.

**Rental of Space, Explanation of Changes**  
(Dollars in Thousands)

	New Obligational Authority (NOA)
<b>Fiscal Year 2022 Annualized CR</b>	<b>\$5,725,464</b>
<b>FY2022 Requirement</b>	<b>\$5,638,621</b>
NOA Conversion of FY2023 IA Base	113,796
FY23 Part Year Cost of Program Changes	5,159
Annualization of remaining FY 2023 Program Changes	(21,842)
Lump Sums (Taxes, IBAAAs, RWAs, Double Rent, Others)	(143,698)
<b>Fiscal Year 2023 Base</b>	<b>\$5,519,491</b>
Lump Sums (Taxes, IBAAAs, RWAs, Double Rent, Others)	111,625
Rent Changes (Step Rent, CPIs, Escalations)	36,789
Expansions	9,995
COVID HVAC CDC Guidelines	72,545
COVID Cleaning for Confirmed / Suspected Cases	11,000
Cancellations	(115,765)
<b>Fiscal Year 2023 Request</b>	<b>\$5,645,680</b>

**Program Strategy**

GSA has worked closely with partner Federal agencies to: (1) capture the full breadth of agency real estate portfolios in federally owned and leased space, and (2) create a roadmap for agencies to right-size their respective footprints. GSA is working with agencies to outline opportunities for consolidation and is establishing a sustainable ratio of leased and owned real estate for the GSA portfolio. The funding provided for consolidation projects and the special emphasis consolidation activities in the Capital Program request allows PBS to create new opportunities for agencies to downsize and reduce costs.

As the Government continues to implement strategies to identify savings through efficient space use, the cost to lease new space is expected to decrease in aggregate as GSA replaces, consolidates or terminates expiring leases. Although GSA passes on the costs of leased space to its occupant agencies, GSA's objective is to reduce the overall amount of leased RSF, while also budgeting for the necessary costs of Rental of Space requirements. This activity provides the Government with a portfolio approach to managing leasing requirements for space. PBS will look to fill a requirement for another agency with any recently vacated space. Having a

centralized portfolio approach for leasing enables this type of holistic approach to meeting needs across all Federal agencies.

GSA recognizes the opportunity for post-COVID space reduction. The expiring leases across the country are prime for potential consolidation into a more agile work space that will reduce the Government's reliance on more costly leased space. Accordingly, the FY 2023 budget aims to maintain a balance of funds to provide enough flexibility for GSA to financially manage expiring leases, terminations, and potential buyouts that could result from upcoming post-pandemic space planning or Federal agencies exercising their option to return space to GSA with the provision of 120 days notice. The FY 2023 request reflects prudent planning, with anticipated carryover reserved to ensure sufficient BA availability to support return of space or payments to lessors for termination resulting from the post COVID Return to Work/Future of Work environment. No anticipated carryover is applied as offset to GSA's FY 2023 Rental of Space requirements.

### **Impact of Delegated Buildings Returning to GSA**

Part of GSA's new inventory in FY 2023 is attributed to facility leases executed under delegated authority returning to GSA from other Federal agencies. During FY 2023 approximately 0.7 million RSF of leased space will be returned to GSA's inventory, resulting in a \$14.4 million requirement within indefinite lease authority (IA). The additional costs will be recovered in GSA's rent collections and do not represent a net increase in overall obligations across the Government. These returned delegations generate an overall benefit as GSA is able to better manage the leasing of space for agencies, allowing these agencies to focus on mission-oriented work. The NOA impact of delegated returns in FY 2023 is \$34.7 million and 799 thousand RSF from the FY 2021 returned delegations that move from IA to NOA.

### **Impact of COVID-19 Costs**

The FY 2023 Request contains \$11 million for costs related to addressing the Centers for Disease Control and Prevention (CDC) requirements related to cleaning and disinfecting in response to confirmed or suspected COVID-19 cases. Additionally, the FY 2023 request maintains \$73 million for implementing the CDC guidelines for increasing ventilation and improving air filtration.

**Building Operations**

(Dollars in Thousands)

FY 2021 Enacted	FY 2022 Annualized CR	FY 2023 Request
\$2,533,444	\$ 2,533,444	\$2,992,381

Note: Figures do not include indefinite authority

**Program Description**

The Building Operations program requires \$2.99 billion in FY 2023 to provide services for both federally owned and non-fully serviced leased facilities, as well as administration and management of all PBS real property programs. Of the total amount requested in support of Building Operations, the Building Services allocation funds services and cost increases for cleaning, utilities, maintenance, and building services; the Salaries and Expenses allocation supports PBS personnel costs excluding reimbursable FTE, PBS-specific IT applications and PBS's contribution to GSA's Working Capital Fund.

In addition to the NOA requested in FY 2023, PBS projects \$1.4 billion in reimbursable authority for services provided to other agencies, including funding for 316 FTEs. PBS also projects \$45 million in permanent indefinite authority from the International Trade Center, Cooperative Use Act and National Antenna programs.

**Building Operations, Explanation of Changes**

(Dollars in Thousands)

	FY 2021 Actual	FY 2022 Annualized CR	FY 2023 Request
<b>BASE BUILDING</b>	<b>\$ 1,392,942</b>	<b>\$ 1,467,827</b>	<b>\$ 1,495,822</b>
Maintenance	\$ 505,973	\$ 533,147	\$ 546,635
Cleaning	\$ 415,446	\$ 495,602	\$ 483,505
Utilities	\$ 406,820	\$ 369,022	\$ 389,540
Security	\$ 64,703	\$ 70,056	\$ 76,142
<b>OTHER / MISC BUILDING</b>	<b>\$ 112,622</b>	<b>\$ 140,732</b>	<b>\$ 143,263</b>
Misc Bldg Support	\$ 87,041	\$ 111,495	\$ 113,755
Studies	\$ 23,444	\$ 25,699	\$ 25,898
Building Moves	\$ 2,137	\$ 3,538	\$ 3,610
<b>PBS ADMINISTRATIVE</b>	<b>\$ 1,251,262</b>	<b>\$ 1,334,654</b>	<b>\$ 1,412,034</b>
Personnel Compensation and Benefits	\$ 808,076	\$ 882,284	\$ 927,502
RWA Project Management Fee Offset	\$ (58,214)	\$ (45,000)	\$ (52,212)
GSA Working Capital Fund	\$ 370,550	\$ 379,435	\$ 392,261
Management Support	\$ 72,143	\$ 70,960	\$ 83,038
PBS Information Technology	\$ 49,652	\$ 46,999	\$ 60,775
Administrative Services	\$ 16,722	\$ 9,428	\$ 10,064
Heating Operation and Transmission Division	\$ (7,667)	\$ (9,452)	\$ (9,394)
<b>OTHER / MISC PBS ADMINISTRATIVE</b>	<b>\$ (10,916)</b>	<b>\$ 1,792</b>	<b>\$ (6,738)</b>
Travel	\$ 1,274	\$ 10,685	\$ 10,899
Training	\$ 5,738	\$ 7,348	\$ 7,495
Telephones	\$ 3,750	\$ 5,385	\$ 4,868
Equipment	\$ 1,942	\$ 2,015	\$ 2,258
Supplies	\$ 353	\$ 901	\$ 812
Printing	\$ 102	\$ 177	\$ 174
Transportation	\$ -	\$ 26	\$ 6
RWA Object Class 25 Fee Offset	\$ (24,075)	\$ (24,745)	\$ (33,250)
<b>TOTAL BUILDING SERVICES REQUIREMENT</b>	<b>\$ 2,745,910</b>	<b>\$ 2,945,005</b>	<b>\$ 3,044,381</b>
<b>OTHER FUNDING SOURCES</b>	<b>\$ (212,466)</b>	<b>\$ (411,561)</b>	<b>\$ (52,000)</b>
<b>TOTAL BUILDING OPERATIONS NOA</b>	<b>\$ 2,533,444</b>	<b>\$ 2,533,444</b>	<b>\$ 2,992,381</b>

Note: Other Funding Sources includes funds from projected prior year recoveries, the National Antenna Program, the Cooperative Use Act, and carryover balances. The above table includes the reimbursable fee offsets.

## Program Strategy

While maximizing resources for New Construction and Acquisition and the Repairs and Alterations programs, the FY 2023 request of \$2.99 billion for Building Operations continues to optimize PBS's internal operations, while supporting key building operations needs requested by GSA's customer agencies, addresses the COVID-19 pandemic requirements, and supports the goals of the Administration.

## Explanation of Programmatic Changes

The FY 2023 request continues efforts to operate PBS's building inventory as efficiently as possible by keeping requested funding levels at the lowest possible level. Below are key areas of investment that will contribute to PBS's mission:

**Maintenance:** The maintenance budget consists of the electrical, plumbing, HVAC, elevator/escalator operations, and labor in support of the operations of facilities within GSA's jurisdiction, custody or control. The FY 2023 request includes \$547 million, a 2.5% increase from the FY 2022 annualized CR level for maintenance. This increase provides for additional wage rate increases and inflation on current maintenance contracts, as well as maintenance support for facilities that will come into PBS's inventory, including newly constructed or renovated space.

**Cleaning:** The cleaning budget consists of the interior cleaning, exterior cleaning, trash removal, landscaping, and snow removal operations of facilities within GSA's control. The FY 2023 request includes \$484 million, a decrease of 2.4% from the FY 2022 annualized CR funding level for cleaning. The majority of the decrease is due to revised CDC COVID-19 guidelines regarding the cleaning and disinfection for high-touch surfaces in common and high-traffic areas. CDC no longer recommends disinfection of high-touch surface areas, and thus PBS's janitorial services contracts require cleaning with soap and water.

**Utilities:** The utility budget consists of the costs of water and sewage, as well as the energy needed to heat, cool and power Federal facility operations controlled by GSA. The FY 2023 request includes \$390 million, an increase of 5.6% from the FY 2022 annualized CR funding level. The majority of the increase is due to costs associated with the buyout of the Goodfellow Federal Center Energy Savings Performance Contract (ESPC) in preparation to dispose of the Center, and \$10 million for implementation of the FY 2025 100% Renewable Energy Goal. The FY 2023 budget continues the FY 2022 funding assumptions for COVID-19 CDC guidelines for increasing ventilation and improving air filtration, and contains \$60 million for this requirement.

The annual costs of ESPC and Utility Energy Service Contracts (UESC) are funded from the utilities budget. GSA anticipates that these costs will be offset in future fiscal years by reductions to utility payments by PBS and cost avoidance within the maintenance and Basic Repairs and Alterations budgets. That said, first year payments for ESPCs and UESCs can have an impact on NOA if not timed with the beginning of the fiscal year. The FY 2023 NOA impact for first year payments is projected to be approximately \$150 thousand.

**Security:** The security budget provides funding for services provided by the U.S. Department of Homeland Security – Federal Protective Service in GSA-controlled space. The FY 2023 request includes \$76 million, an 8.7% increase compared to the FY 2022 annualized CR level. The majority of the increase is due to costs associated with needed cybersecurity and nationwide Physical Access Control Systems upgrades. GSA is working with the Federal Protective Service to analyze and control costs where appropriate.

**Miscellaneous Building Support:** The FY 2023 request includes \$114 million, an increase of 2% from the FY 2022 annualized CR level, for miscellaneous building support. This category consists of various programs that support improved operations including:

- The Fire Protection and Life-Safety program identifies fire and safety hazards in GSA-controlled facilities.
- The Space Alterations and Changes program funds Federal space requirements development, including expansion space and minor repairs and alterations costing under \$50,000.
- The Energy and Environmental program oversees environmental testing and hazardous material abatement, as well as improving efficiencies by diagnosing, metering and enhancing building systems with advanced automation systems. Funding for asbestos investigation and remediation continues to be of high importance and an additional \$1.7 million is included in the request to address various sites in FY23.
- The Realty Services program funds leased space requirements development, market surveys and appraisals, brokerage commissions, and assigning and backfilling space.
- The Building Technology program funds the hardware, software and support costs to benefit the major functions of building operations. This category does not include the other specific PBS IT services functions, such as application maintenance and development. This program funds Building Monitoring and Control systems and Operational Technology. The FY 2023 budget requests an increase of \$2 million over FY 2022 for additional cyber security upgrades to implement TrustSec and microsegmentation of networks, in addition to the previously budgeted funds for securing building systems.
- The Special Programs budget includes building amenities, such as food service and child care operations. Miscellaneous Building Support also funds various support functions not chargeable elsewhere, such as lease construction management services, key making, signage, renting operating equipment and tools, and raising and lowering flags.

**Studies:** The FY 2023 request includes \$26 million, an increase of 1% from the FY 2022 annualized CR funding level. This category includes project development studies and assessments, building engineering reports, technical studies, and planning studies. Energy audits are not included in this category and are funded through the Energy and Environmental program. Studies are the first phase in successfully developing a capital project and are vital to the formulation of the Five-Year Capital Plan; it is, therefore, imperative that funding be provided

at the requested level.

**Building Moves:** This category funds costs associated with moving an agency into or out of space or moving offices occupied by GSA personnel. The FY 2023 request includes \$4 million, which is flat with the FY 2022 annualized CR funding level.

**Personnel Compensation and Benefits (PC&B):** The FY 2023 request includes a net requirement of \$875 million, an increase of 4.5% from the FY 2022 annualized CR. The FY 2023 request maintains FTE flat with FY 2022 and funds approximately 5,554 FTE, of which 316 of these FTE will be funded from reimbursable authority. The anticipated reimbursable authority to fund PC&B in FY 2023 is \$52 million. The FBF NOA includes a 4.6% pay raise. Awards comprise 2.2% of PC&B, which will best meet agency objectives and support the recruitment and retention of high performing employees.

*100% Carbon Pollution-free Electricity (CFE) and Electric Vehicle Supply Equipment (EVSE) Initiatives:*

The Energy Act of 2020 as well as Executive Orders 13990, 14008, and 14057 established bold sustainability, climate and energy goals for GSA. In order to meet the Executive Order on Catalyzing Clean Energy Industries and Jobs Through Federal Sustainability (EO 14057) goals of 100% carbon pollution-free electricity (CFE) by 2030, including 50% 24/7 CFE, the GSA/PBS Energy Division will require additional resources and technical expertise to formulate and execute new projects. Additionally, PBS will require resources to address EVSE offerings across the Government. The FY23 budget request specifically includes 7 reimbursable FTE for the CFE and 3 reimbursable FTE for the EVSE workloads respectively. Both programs are anticipated to generate reimbursable fee offsets to cover program costs through delivery of services, with an overall net zero impact to NOA.

**GSA Working Capital Fund (WCF):** The FY 2023 request includes \$392 million for PBS's payment to the WCF, an increase of \$13 million from the FY 2022 annualized CR level. The increase is primarily due to pay raises for employees funded through the WCF, and various Administration priorities such as cyber security and evidence and evaluation. This category provides funding for GSA's overhead and administrative functions, including Budget and Finance, the Office of General Counsel, Human Resources, and GSA IT services, as well as select PBS-specific requirements.

**Management Support:** The FY 2023 request includes \$83 million, an increase of 17% from FY22 annualized CR levels. Management Support refers to PBS functions that are contracted out rather than maintained in-house to fulfill short-term initiatives, implant specified subject-matter expertise or reduce personnel costs based upon competitive analyses. Positions support administrative functions, as well as core areas of PBS's business such as leasing and building support.

*100% Carbon Pollution-free Electricity (CFE) and Electric Vehicle Supply Equipment (EVSE) Initiatives:*

The requested management support increase will enable GSA to meet the aforementioned CFE and EVSE goals and to identify cost savings opportunities; reduce facility and program risks; and better manage, track, and report progress and return on investment for these initiatives. The FY23 budget request includes \$5.25M in reimbursable authority for the CFE initiative contract support and \$1.5M for the EVSE contract support. Both programs are anticipated to generate reimbursable fee offsets against object class 25 through delivery of services, with an overall net zero impact to NOA.

**PBS Information Technology (IT) Services:** The FY 2023 request includes \$61 million, which is an increase of about \$13.7 million or 29% from the FY 2022 annualized CR level. \$4.3M of the increase is associated with the implementation of G-Invoicing, which is the long-term solution for Federal Program Agencies to manage their intragovernmental buy and sell transactions as mandated by the Department of the Treasury. Funds are needed in order to enhance and update financial systems to interface with the G-invoicing application, which includes the unique attributes of the PBS rent billing process. Additionally, GSA is proposing a shift in IT costs in the amount of \$3.8 million from the WCF back into the FBF, to more closely align execution and governance processes for this select group of requirements. Conversely, funds in the amount of \$3.4 million will also be shifted from other areas of the Building Operations budget into the PBS IT purview for better execution alignment. Both of these changes have a net zero impact on overall spending. Lastly, \$1.5 million is included for repayment to the Technology Modernization Fund (TMF) for the recently approved Zero Trust project.

**Other/Miscellaneous PBS Administrative:** The FY 2023 request includes a net negative of \$6.7 million, which is a decrease of \$8.5 million from the FY 2022 annualized CR level. Driving the decrease in the FY 2023 request is the expected increase in reimbursable work authorization fee collection to offset other costs within this category. The anticipated reimbursable authority to fund this category in FY 2023 is \$33 million. This category provides funding for PBS's administrative costs, such as transportation, telephones, printing, supplies, equipment, and travel, as well as programmatic spending not associated with Management Support. This category also includes \$7.5 million for training that represents less than 1% of base salary cost. Training funds provide discretionary and mandatory requirements, such as PBS's Acquisition and Project Management personnel training, and the Facilities Management certification program.

**Reimbursable Program**

PBS provides, on a reimbursable basis, building services, such as tenant alterations, cleaning, utilities, and other operations, which are in excess of those services provided within PBS’s standard commercial rental charges, when requested by other Federal agencies.

<b>REIMBURSABLE PROGRAM</b>		
<b>EXPLANATION OF BUDGET CHANGES</b>		
<b>(Dollars in Thousands)</b>		
	FTE	Reimbursable
<b>FY 2022 Request</b>	<b>270</b>	<b>\$ 1,360,213</b>
 Workload Increases	 <u>46</u>	 <u>\$ 59,783</u>
<b>FY 2023 Request</b>	<b>316</b>	<b>\$ 1,419,996</b>

**Appropriations Language**

*Amounts in the Fund, including revenues and collections deposited into the Fund, shall be available for necessary expenses of real property management and related activities not otherwise provided for, including operation, maintenance, and protection of federally owned and leased buildings; rental of buildings in the District of Columbia; restoration of leased premises; moving governmental agencies (including space adjustments and telecommunications relocation expenses) in connection with the assignment, allocation, and transfer of space; contractual services incident to cleaning or servicing buildings, and moving; repair and alteration of federally owned buildings, including grounds, approaches, and appurtenances; care and safeguarding of sites; maintenance, preservation, demolition, and equipment; acquisition of buildings and sites by purchase, condemnation, or as otherwise authorized by law; acquisition of options to purchase buildings and sites; conversion and extension of federally owned buildings; preliminary planning and design of projects by contract or otherwise; construction of new buildings (including equipment for such buildings); and payment of principal, interest, and any other obligations for public buildings acquired by installment purchase and purchase contract; in the aggregate amount of **\$10,866,978,000**, of which—*

*(1) **\$408,023,000** shall remain available until expended for construction and acquisition (including funds for sites and expenses, and associated design and construction services):*

*Provided, That amounts identified in the spend plan for construction and acquisition required by section 525 of this division may be exceeded to the extent that savings are affected in other such projects, but not to exceed 10 percent of the amounts included in a transmitted prospectus, if required, unless advance notice is transmitted to the Committees on*

*Appropriations of a greater amount;*

*(2) \$1,751,870,000 shall remain available until expended for repairs and alterations, including associated design and construction services, of which—*

*(A) \$1,188,073,000 for Major Repairs and Alterations;*

*(B) \$398,797,000 for Basic Repairs and Alterations; and*

*(C) \$165,000,000 for Special Emphasis Programs:*

*Provided, That amounts identified in the spend plan for major repairs and alterations required by section 525 of this division may be exceeded to the extent that savings are affected in other such projects, but not to exceed 10 percent of the amounts included in a transmitted prospectus, if required, unless advance notice is transmitted to the Committees on Appropriations of a greater amount: Provided further, That additional projects for which prospectuses have been transmitted may be funded under this category only if advance notice is transmitted to the Committees on Appropriations:*

*Provided further, That the amounts provided in this or any prior Act for "Repairs and Alterations" may be used to fund costs associated with implementing security improvements to buildings necessary to meet the minimum standards for security in accordance with current law and in compliance with the reprogramming guidelines of the appropriate Committees of the House and Senate: Provided further, That the difference between the funds appropriated and expended on any projects in this or any prior Act, under the heading "Repairs and Alterations", may be transferred to Basic Repairs and Alterations or used to fund authorized increases in prospectus projects: Provided further, That the amount provided in this or any prior Act for Basic Repairs and Alterations may be used to pay claims against the Government arising from any projects under the heading "Repairs and Alterations" or used to fund authorized increases in prospectus projects;*

*(3) \$5,645,680,000 for Rental of Space to remain available until expended;*

*(4) \$2,992,381,000 for Building Operations to remain available until expended;*

*Provided, That the total amount of funds made available from this Fund to the General Services Administration shall not be available for expenses of any construction, repair, alteration and acquisition project for which a prospectus, if required to be submitted pursuant to 40 U.S.C. 3307, has not been transmitted to the Committees referenced therein, except that necessary funds may be expended for each project for required expenses for the development of a proposed prospectus: Provided further, That funds available in the Federal Buildings Fund may be expended for emergency repairs when advance notice is transmitted to the Committees on Appropriations: Provided further, That amounts necessary to provide reimbursable special services to other agencies under 40 U.S.C. 592(b)(2) and amounts to provide such reimbursable fencing, lighting, guard booths, and other facilities on private or other property not in Government ownership or control as may be appropriate to enable the United States Secret Service to perform its protective functions pursuant to 18 U.S.C. 3056, shall be available from such revenues and collections: Provided further, That revenues and collections and any other sums accruing to this Fund during fiscal year 2023, excluding reimbursements under 40 U.S.C. 592(b)(2), in excess of the aggregate new obligational authority authorized for Real Property*

*Activities of the Federal Buildings Fund in this Act shall remain in the Fund and shall not be available for expenditure except as authorized in appropriations Acts.*

**Appropriations Language for the Federal Capital Revolving Fund Repayment**

*Contingent upon enactment of the Federal Capital Revolving Fund Act of 2021, amounts in the Fund, including revenues and collections deposited into the Fund, shall be available for acquisition installment payments in the amount of \$69,024,000, to remain available until expended, for the second annual repayment amounts to the Federal Capital Revolving Fund: Provided, That \$49,024,000 shall be for the Public Buildings Service Jacob K. Javits Federal Building in New York, New York: Provided further, That \$20,000,000 shall be for the Public Buildings Service Kefauver Complex in Nashville, Tennessee: Provided further, That such projects shall be considered designated and approved pursuant to such Act, contingent upon the President's subsequent approval and designation.*

**Schedule of Indefinite Authorities**

<b>Program</b>	<b>Source</b>	<b>Explanation</b>
Recycling and Energy Rebates	40 U.S.C. § 592	The Administrator may obligate amounts received and deposited into the FBF for energy management improvement and recycling programs.
Historic Properties	54 U.S.C. § 306121	The proceeds of any outlease for a historic property may, notwithstanding any other provision of law, be retained by the agency entering into such lease and used to defray costs incurred by the agency with respect to such property or other properties under the control of the agency that are listed in the National Register of Historic Places.
Pennsylvania Avenue Activities	40 U.S.C. § 6701(b)(1)	The Administrator may use amounts transferred from the Pennsylvania Avenue Development Corporation (PADC) or income earned on PADC property for activities associated with carrying out the responsibilities of PADC transferred to the Administrator. Any income earned after October 1, 1998, shall be deposited to the Federal Buildings Fund to be available for the purposes authorized under this subchapter, notwithstanding 40 U.S.C. § 592(c)(1).
International Trade Center	40 U.S.C. § 6701(a)(1)	The Administrator may make and perform transactions as necessary to carry out the trade center plan at the Federal Triangle Project. See also 40 U.S.C. § 6701(b) (1), noted above.
Cooperative Use Act and National Antenna Program	40 U.S.C. § 581(h)(3)	The Administrator may deposit into the FBF amounts received under Cooperative Use Act leases or rentals, and amounts deposited shall be credited to the appropriation from the Fund applicable to the operation of the building.
Telecommuting	40 U.S.C. § 587(b)(4)	The Administrator may deposit into the FBF user fees related to telecommuting centers, and use the fees to pay costs incurred in establishing and operating telecommuting centers. GSA may accept and retain income received from Federal agencies and non-Federal sources to defray costs directly associated with the functions of telecommuting centers.
Rental of Space	40 U.S.C. § 586(d)	An agency may make rent payments to GSA for lease space relating to expansion needs of the agency. Payment rates shall approximate commercial charges for comparable space. Payments shall be deposited into the FBF. GSA may use amounts received under this subsection, in addition to amounts received as NOA, in the Rental of Space activity of the FBF.

## **GSA's Five-Year Capital Investment Plan**

The U.S. General Services Administration (GSA) is directed in annual appropriations acts to include a five-year capital investment plan by project as part of its annual budget justification. Fiscal years beyond the President's most recent budget submission to Congress are identified as "OUTYEAR".

GSA's Five-Year Capital Investment Plan explains its New Construction and major Repair and Alteration project needs. The plan represents GSA's strategy to address known critical customer requirements and building infrastructure needs for its federally owned portfolio and assumes approximately \$2.0 billion in NOA for GSA's New Construction and major Repair and Alterations programs combined and includes priority U.S. Courthouse and Land Port of Entry (LPOE) Projects as identified by the Judiciary and U.S. Customs and Border Protection as well as Special Emphasis Programs. Future year funding requests will vary based upon priorities and circumstances at the time of budget formulation.

Projects on the Five-Year Plan are identified based upon the following criteria:

- Customer urgency and priority (mission requirements)
- Portfolio Optimization and Sustainability
- Physical condition of the asset
- Project timing and execution
- Asset utilization improvement
- Return on Investment
- Lease cost avoidance
- Historic significance
- Climate impact and resiliency

Project Types include:

- New Construction
- Repair and Alteration

New Construction and major Repair and Alteration projects are further defined in the Project Descriptions as:

- Phased Construction
- Design
- Remediation
- Minor Repair and Alteration
- Special Emphasis (Energy and Water; Fire Protection and Life Safety, Consolidation Activities, Judiciary Capital Security, Seismic Mitigation, Climate and Resilience)
- Exterior/Structural Repairs
- System Upgrades (Mechanical, Electrical, Plumbing, Conveyance, Heating, Ventilation and Air Conditioning, Fire Protection)
- Space Renovation/Consolidation
- Purchase (Building Purchase, Lease Purchase Options)

- Construction
- U.S. Courts New Construction
- U.S. Land Port of Entry New Construction

### **GSA's FY 2023 Five Year Project Plan Assumptions**

- Due to the recent enactment of the FY 2022 Omnibus appropriation bill, FY 2022 contains the projects contained in the FY 2022 President's Budget. GSA will submit an updated FY 2023 Five Year Project Plan this Spring that incorporates the projects enacted in the FY 2022 Omnibus and necessary updates to the OUTYEAR projects to reflect a reprioritization due to the projects not included in FY 2022.
- FY 2023 is the first year of the five-year plan and reflects the projects to be included in the President's Budget.
- References for Courthouses (unless a known Construction request was identified) at the historical funding average of approximately \$200 million or more, if determined to be warranted by GSA.
- Inclusion of LPOE project(s) at a historical funding average of approximately \$200 million in the OUTYEAR account for the Infrastructure Investment and Jobs Act appropriation and the resulting need for feasibility study completions prior to identification of additional projects.
- The Five-Year Plan does not assume enactment of any other supplemental sources of funding or appropriations other than the Infrastructure Investment and Jobs Act.
- Project costs beyond FY 2023 are stated in FY 2023 dollars. As such, GSA's outyear budget requests will re-evaluate and adjust anticipated costs to account for refinement of scope and costs pending completion of studies and any necessary project escalations due to time and market conditions.

U.S. General Services Administration  
Federal Buildings Fund

GSA FY 2023 FIVE YEAR CAPITAL INVESTMENT PLAN

Fiscal Year	Project Name	City	State	Congressional District	Project Type	Project Description	Prior Funding to Date (\$000's)	Additional Funding Required (\$000's) (FY Request Amount)	Estimated Total Project Costs (\$000's)
<b>FY22 PRESIDENT'S BUDGET REQUEST</b>	DHS Consolidation at St. Elizabeths*	Washington	DC	1	NC	Phased Construction	\$ 1,591,000	\$ 253,797	\$ 3,018,886
FY22	Southeast Federal Center Remediation	Washington	DC	1	NC/Remediation	Remediation	\$ 75,856	\$ 9,000	\$ 91,941
FY22	Hardesty Federal Complex Remediation	Kansas City	MO	5	NC/Remediation	Remediation	\$ 3,000	\$ 28,553	\$ 31,553
FY22	San Juan, PR New Courthouse	San Juan	PR		NC	New Construction	\$ -	\$ 22,476	\$ 262,172
FY22	Calexico West LPDE	Calexico West	CA	51	NC	New Construction	\$ 312,849	\$ 103,376	\$ 416,225
FY22	Repayment of Federal Capital Revolving Fund - Jacob K. Javits & Estes Kefauver	Nationwide		Multiple	R&A	Installment Acquisition Payment	\$ -	\$ 69,024	\$ 1,035,353
FY22	Nonprospectus (Basic) Repairs and Alterations Program	Nationwide		Multiple	R&A	Minor Repairs and Alterations	\$ -	\$ 388,710	\$ 388,710
FY22	Regional Office Building	Washington	DC	1	R&A	Modernization/Consolidation	\$ 95,642	\$ 89,172	\$ 184,814
FY22	Suitland Federal Complex	Suitland	MD	4	R&A	Consolidation	\$ 49,358	\$ 20,000	\$ 69,358
FY22	Tacoma Union Station	Tacoma	WA	6	R&A	Systems Upgrades/Exterior/Structural Repairs	\$ -	\$ 48,615	\$ 48,615
FY22	Patrick V. McNamara Federal Building Garage	Detroit	MI	14	R&A	Garage Repairs	\$ -	\$ 20,734	\$ 20,734
FY22	Ronald Reagan Building Complex	Washington	DC	1	R&A	Fire Protection and Life Safety	\$ -	\$ 64,800	\$ 64,800
FY22	Major General Emmett J. Bean Federal Center	Indianapolis	IN	7	R&A	Partial Roof, Façade Repairs/Replacement, Mold Remediation	\$ 3,200	\$ 44,239	\$ 47,439
FY22	Minton-Capehart Federal Building	Indianapolis	IN	7	R&A	Exterior Repairs	\$ -	\$ 19,373	\$ 19,373
FY22	Thomas P. O'Neill, Jr. Federal Building	Boston	MA	8	R&A	Roof Replacement	\$ -	\$ 15,107	\$ 15,107
FY22	Prince J. Kuhio Kalaniana'ole Federal Building	Honolulu	HI	1	R&A	System Upgrades	\$ -	\$ 44,364	\$ 44,364
FY22	William J. Holloway, Jr. U.S. Courthouse and U.S. Post Office and Courthouse	Oklahoma City	OK	5	R&A	Full Modernization	\$ 12,129	\$ 86,325	\$ 153,653
FY22	Howard M. Metzbaum U.S. Courthouse	Cleveland	OH	11	R&A	Exterior Upgrades	\$ -	\$ 21,467	\$ 21,467
FY22	James V. Hansen Federal Building	Ogden	UT	1	R&A	Exterior Repairs/Seismic	\$ -	\$ 21,857	\$ 21,857
FY22	Joseph F. Weis, Jr. U.S. Courthouse	Pittsburgh	PA	10	R&A	Space Renovation/Consolidation/System Upgrades	\$ 11,000	\$ 32,748	\$ 43,748
FY22	Mississippi River Commission Building	Vicksburg	MS	2	R&A	Systems Upgrades/Exterior/Structural Repairs	\$ -	\$ 23,749	\$ 23,749
FY22	11000 Wilshire Federal Building Annex	Los Angeles	CA	33	R&A	Fire Restoration/Space Recapture/Seismic/Systems Upgrade	\$ -	\$ 31,410	\$ 185,160
FY22	801 I Street Federal Building	Sacramento	CA	6	R&A	Consolidation	\$ -	\$ 13,585	\$ 13,585
FY22	Jack Brooks Federal Building U.S. Post Office and Courthouse	Beaumont	TX	14	R&A	Façade Repairs	\$ -	\$ 57,205	\$ 57,205
FY22	8930 Ward Parkway	Kansas City	MO	5	R&A	Full Modernization	\$ -	\$ 23,919	\$ 23,919
FY22	John F. Seiberling Federal Building & U.S. Courthouse	Akron	OH	11	R&A	Structural Repairs	\$ -	\$ 22,648	\$ 22,648
FY22	Potter Stewart U.S. Courthouse	Cincinnati	OH	1	R&A	Space Renovation/Consolidation/Elevators	\$ -	\$ 51,951	\$ 51,951
FY22	Robert F. Kennedy Federal Building	Washington	DC	1	R&A	Conveyance Systems Repair/Replacement	\$ -	\$ 33,539	\$ 33,539
FY22	William Jefferson Clinton Complex	Washington	DC	1	R&A	Conveyance Systems Repair/Replacement	\$ -	\$ 51,111	\$ 51,111
FY22	John F. Kennedy Federal Building	Boston	MA	8	R&A	Consolidation/Systems Upgrades	\$ -	\$ 154,065	\$ 154,065
FY22	Clarksburg U.S. Post Office and Courthouse	Clarksburg	WV	1	R&A	Multiple System Upgrades	\$ -	\$ 55,400	\$ 55,400
FY22	Consolidation Activities Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 25,000	\$ 25,000
FY22	Climate and Resilience	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 100,000	\$ 100,000
FY22	Fire and Life Safety Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 50,000	\$ 50,000
FY22	Child Care Facilities Security and Systems Improvements	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 45,000	\$ 45,000
<b>FY22 TOTAL PRESIDENT'S BUDGET REQUEST</b>							<b>\$ 2,154,034</b>	<b>\$ 2,142,319</b>	<b>\$ 6,728,830</b>

U.S. General Services Administration  
Federal Buildings Fund

GSA FY 2023 FIVE YEAR CAPITAL INVESTMENT PLAN

Fiscal Year	Project Name	City	State	Congressional District	Project Type	Project Description	Prior Funding to Date (\$000's)	Additional Funding Required (\$000's) (FY Request Amount)	Estimated Total Project Costs (\$000's)
<b>FY23 PRESIDENT'S BUDGET REQUEST</b>	DHS Consolidation at St. Elizabeths	Washington	DC	1	NC	Phased Construction	\$ 1,844,797	\$ 379,938	\$ 3,018,886
FY23	Southeast Federal Center Remediation	Washington	DC	1	NC/Remediation	Remediation	\$ 84,856	\$ 7,085	\$ 91,941
FY23	Federal Energy Regulatory Commission Lease Purchase	Washington	DC	1	Lease Purchase	Lease Purchase	\$ -	\$ 21,000	\$ 21,000
FY23	Repayment of Federal Capital Revolving Fund - Jacob K. Javits & Estes Kefauver	Nationwide		Multiple	R&A	Installment Acquisition Payment	\$ -	\$ 69,024	\$ 1,035,353
FY23	Nonprospectus (Basic) Repairs and Alterations Program	Nationwide		Multiple	R&A	Minor Repairs and Alterations	\$ -	\$ 398,797	\$ 398,797
FY23	Conveying System Upgrades - Multiple Buildings	Nationwide		Multiple	R&A	Conveying System Upgrades	\$ -	\$ 63,198	\$ 63,198
FY23	Fire Alarm Replacement Multiple Buildings	Washington	DC	1	R&A	Fire Alarm Replacements	\$ -	\$ 81,125	\$ 81,125
FY23	Alexander Hamilton U.S. Customhouse Phase 1 Construction/Phase II Design	New York	NY	10	R&A	Exterior/Structural Repairs	\$ 4,706	\$ 68,497	\$ 131,316
FY23	James A. Byrne U.S. Courthouse	Philadelphia	PA	3	R&A	Electrical/Mech/Systems Upgrades	\$ -	\$ 83,955	\$ 83,955
FY23	John J. Moakley U.S. Courthouse	Boston	MA	8	R&A	Exterior/Mechanical Upgrades	\$ -	\$ 115,354	\$ 115,354
FY23	Sam Nunn Atlanta Federal Center	Atlanta	GA	5	R&A	Electrical/Mechanical Upgrades	\$ -	\$ 72,015	\$ 72,015
FY23	Mike Mansfield Federal Building and U.S. Courthouse	Butte	MT	1	R&A	Seismic/Mechanical Upgrades	\$ -	\$ 25,792	\$ 25,792
FY23	Carl B. Stokes U.S. Courthouse	Cleveland	OH	11	R&A	Plaza/Fire Life Safety	\$ -	\$ 55,830	\$ 55,830
FY23	C.F. Haynsworth Federal Building U.S. Courthouse	Greenville	SC	4	R&A	Full Modernization	\$ -	\$ 59,850	\$ 59,850
FY23	DFC Infrastructure	Lakewood	CO	7	R&A	Sitework	\$ -	\$ 47,664	\$ 47,664
FY23	William J. Holloway, Jr. U.S. Courthouse and U.S. Post Office and Courthouse	Oklahoma City	OK	5	R&A	Full Modernization	\$ 98,454	\$ 55,199	\$ 153,653
FY23	San Francisco Federal Building	San Francisco	CA	12	R&A	Consolidation	\$ -	\$ 15,687	\$ 15,687
FY23	Federal Building U.S. Post Office and Courthouse	St. Albans	VT	At Large	R&A	Exterior/Mechanical Upgrades	\$ -	\$ 17,978	\$ 17,978
FY23	Denver Federal Center Building 56	Lakewood	CO	7	R&A	Mechanical Upgrades/Consolidation	\$ -	\$ 47,663	\$ 47,663
FY23	Henry M. Jackson Federal Building	Seattle	WA	7	R&A	Exterior/Fire Life Safety Upgrades	\$ -	\$ 33,720	\$ 33,720
FY23	William K. Nakamura U.S. Courthouse	Seattle	WA	7	R&A	Exterior Upgrades	\$ -	\$ 52,229	\$ 52,229
FY23	Daniel P. Moynihan Customhouse	New York	NY	7	R&A	Exterior/Structural Upgrades	\$ -	\$ 50,440	\$ 50,440
FY23	Silvio J. Mollo Federal Building	New York	NY	7	R&A	Full Modernization	\$ 46,600	\$ 241,877	\$ 288,477
FY23	Consolidation Activities Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 30,000	\$ 30,000
FY23	Climate and Resilience	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 60,000	\$ 60,000
FY23	Fire and Life Safety Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 30,000	\$ 30,000
FY23	Judiciary Capital Security Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 20,000	\$ 20,000
FY23	Seismic Mitigation Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 10,000	\$ 10,000
FY23	Energy and Water Conservation	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 15,000	\$ 15,000
<b>FY23 TOTAL PRESIDENT'S BUDGET REQUEST</b>							<b>\$ 2,079,413</b>	<b>\$ 2,228,917</b>	<b>\$ 6,126,923</b>

U.S. General Services Administration  
Federal Buildings Fund

GSA FY 2023 FIVE YEAR CAPITAL INVESTMENT PLAN

Fiscal Year	Project Name	City	State	Congressional District	Project Type	Project Description	Prior Funding to Date (\$000's)	Additional Funding Required (\$000's) (FY Request Amount)	Estimated Total Project Costs (\$000's)
Outyear	DHS Consolidation at St. Elizabeths	Washington	DC	1	NC	Phased Construction	\$ 2,224,735	\$ 135,418	\$ 3,018,886
Outyear	New U.S. Courthouse - TBD per Judiciary Courthouse Priority Plan	TBD		TBD	NC	New Construction	\$ -	\$ 200,000	\$ 200,000
Outyear	Repayment of Federal Capital Revolving Fund - Jacob K. Javits & Estes Kefauver			Multiple	R&A	Installment Acquisition Payment	\$ 69,024	\$ 69,024	\$ 1,035,360
Outyear	Nonprospective (Basic) Repairs and Alterations Program	Nationwide		Multiple	R&A	Minor Repairs and Alterations	\$ -	\$ 400,000	\$ 400,000
Outyear	Consolidation Activities Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 30,000	\$ 30,000
Outyear	Climate and Resilience	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 45,000	\$ 45,000
Outyear	Fire and Life Safety Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 30,000	\$ 30,000
Outyear	Judiciary Capital Security Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 15,000	\$ 15,000
Outyear	Seismic Mitigation Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 10,000	\$ 10,000
Outyear	Energy and Water Conservation	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 15,000	\$ 15,000
Outyear	Edmund S. Muskie Federal Building	Augusta	ME	1	R&A	Exterior Construction/System Upgrades	\$ -	\$ 50,870	\$ 50,870
Outyear	201 Varick Street Federal Building	New York	NY	10	R&A	Full Modernization	\$ -	\$ 322,165	\$ 322,165
Outyear	West High-Low Rise	Woodlawn	MD	7	R&A	Full Modernization/Consolidation	\$ -	\$ 226,594	\$ 226,594
Outyear	Martinsburg Computing Center	Martinsburg	WV	2	R&A	Exterior Construction	\$ -	\$ 19,772	\$ 19,772
Outyear	Williams J. Nealon Federal Building U.S. Courthouse	Scranton	PA	8	R&A	Exterior Construction/System Upgrades	\$ -	\$ 44,630	\$ 44,630
Outyear	Paul G. Rogers Federal Building and U.S. Courthouse	West Palm Beach	FL	21	R&A	Exterior Construction/System Upgrades	\$ -	\$ 64,791	\$ 64,791
Outyear	Hattiesburg, MS William M. Colmer Federal Building and U.S. Courthouse	Hattiesburg	MS	4	R&A		\$ -	\$ 27,000	\$ 27,000
Outyear	Selma, AL U.S. Federal Building and Courthouse	Selma	AL	7	R&A	Full Modernization	\$ -	\$ 4,200	\$ 4,200
Outyear	Brickell Plaza Federal Building	Miami	FL	27	R&A	Full Modernization	\$ -	\$ 40,023	\$ 40,023
Outyear	Federal Building U.S. Post Office and Courthouse	Paducah	KY	1	R&A	Full Modernization/Seismic/Judiciary Capital Security	\$ -	\$ 30,044	\$ 30,044
Outyear	R. L. Timberlake Jr. Federal Building	Tampa	FL	14	R&A	Exterior Construction/System Upgrades	\$ -	\$ 11,604	\$ 11,604
Outyear	Robert T. Stafford U.S. Courthouse	Rutland	VT	At Large	R&A	Space Alteration	\$ -	\$ 18,143	\$ 18,143
Outyear	Herbert C. Hoover Federal Building	Washington	DC	1	R&A	Phase V Construction/Phase VI Design	\$ 346,859	\$ 184,571	\$ 1,103,196
Outyear	DHS Consolidation at St. Elizabeths	Washington	DC	1	NC	Phased Construction	\$ 2,360,153	\$ 475,799	\$ 3,018,886
Outyear	New U.S. Courthouse - TBD per Judiciary Courthouse Priority Plan	TBD		TBD	NC	New Construction	\$ -	\$ 200,000	\$ 200,000
Outyear	Repayment of Federal Capital Revolving Fund - Jacob K. Javits & Estes Kefauver			Multiple	R&A	Installment Acquisition Payment	\$ 138,048	\$ 69,024	\$ 1,035,360
Outyear	Nonprospective (Basic) Repairs and Alterations Program	Nationwide		Multiple	R&A	Minor Repairs and Alterations	\$ -	\$ 400,000	\$ 400,000
Outyear	Consolidation Activities Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 30,000	\$ 30,000
Outyear	Climate and Resilience	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 45,000	\$ 45,000
Outyear	Fire and Life Safety Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 30,000	\$ 30,000
Outyear	Judiciary Capital Security Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 15,000	\$ 15,000
Outyear	Seismic Mitigation Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 10,000	\$ 10,000
Outyear	Energy and Water Conservation	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 15,000	\$ 15,000
Outyear	Alexander Hamilton U.S. Customhouse Phase II Construction	New York	NY	10	R&A	Exterior/Structural Repairs	\$ 73,203	\$ 58,113	\$ 131,316
Outyear	U.S. Customhouse	Philadelphia	PA	3	R&A	Multiple System Upgrades	\$ 12,246	\$ 125,971	\$ 138,217

U.S. General Services Administration  
Federal Buildings Fund

**GSA FY 2023 FIVE YEAR CAPITAL INVESTMENT PLAN**

Fiscal Year	Project Name	City	State	Congressional District	Project Type	Project Description	Prior Funding to Date (\$000's)	Additional Funding Required (\$000's) (FY Request Amount)	Estimated Total Project Costs (\$000's)
Outyear	R.E. Thomason U.S. Courthouse	El Paso	TX	16	R&A	Full Modernization	\$ -	\$ 68,598	\$ 68,598
Outyear	Richard H. Chambers U.S. Courthouse	Pasadena	CA	28	R&A	Full Modernization	\$ -	\$ 55,694	\$ 55,694
Outyear	Robert Denney Federal Building and U.S. Courthouse	Lincoln	NE	1	R&A	Consolidation/Systems Upgrades	\$ -	\$ 110,710	\$ 110,710
Outyear	George H.W. Bush & George W. Bush U.S. Courthouse & George Mahon FOB	Midland	TX	11	R&A	Full Modernization	\$ -	\$ 41,891	\$ 41,891
Outyear	John Paul Hammerschmidt Federal Building and U.S. Courthouse	Fayetteville	AR	3	R&A	Full Modernization	\$ -	\$ 25,644	\$ 25,644
Outyear	Everett M. Dirksen U.S. Courthouse	Chicago	IL	7	R&A	Exterior and Interior Construction/System Upgrades	\$ -	\$ 215,654	\$ 215,654
Outyear	DHS Consolidation at St. Elizabeths	Washington	DC	1	NC	Phased Construction	\$ 2,835,952	\$ 141,120	\$ 3,018,886
Outyear	New U.S. Courthouse - TBD per Judiciary Courthouse Priority Plan	TBD		TBD	NC	New Construction	\$ -	\$ 200,000	\$ 200,000
Outyear	Repayment of Federal Capital Revolving Fund - Jacob K. Javits & Estes Kefauver			Multiple	R&A	Installment Acquisition Payment	\$ 207,072	\$ 69,024	\$ 1,035,360
Outyear	Nonprospectus (Basic) Repairs and Alterations Program	Nationwide		Multiple	R&A	Minor Repairs and Alterations	\$ -	\$ 400,000	\$ 400,000
Outyear	Consolidation Activities Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 30,000	\$ 30,000
Outyear	Climate and Resilience	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 45,000	\$ 45,000
Outyear	Fire and Life Safety Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 30,000	\$ 30,000
Outyear	Judiciary Capital Security Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 15,000	\$ 15,000
Outyear	Seismic Mitigation Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 10,000	\$ 10,000
Outyear	Energy and Water Conservation	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 15,000	\$ 15,000
Outyear	Frank Carlson Federal Building and U.S. Courthouse	Topeka	KS	2	R&A	Full Modernization	\$ -	\$ 67,636	\$ 67,636
Outyear	Denver Federal Center Building 67	Lakewood	CO	7	R&A	Multiple System Upgrades	\$ -	\$ 46,807	\$ 46,807
Outyear	Appraisers Building and U.S. Customhouse	San Francisco	CA	12	R&A	Exterior Construction/System Upgrades	\$ -	\$ 91,342	\$ 91,342
Outyear	Brien McMahon U.S. Courthouse and Federal Building	Bridgeport	CT	4	R&A	Exterior Construction/System Upgrades	\$ -	\$ 45,703	\$ 45,703
Outyear	Ralph H. Metcalfe Federal Building	Chicago	IL	7	R&A	Full Modernization/Consolidation	\$ -	\$ 229,163	\$ 229,163
Outyear	John Minor Wisdom U.S. Court of Appeals Building	New Orleans	LA	2	R&A	Full Modernization	\$ -	\$ 100,587	\$ 100,587
Outyear	Ronald H. Brown U.S. Mission to the U.N.	New York	NY	12	R&A	Exterior Construction	\$ -	\$ 58,057	\$ 58,057
Outyear	Frederico Degetau Federal Building	San Juan	PR		R&A	Full Modernization/Seismic	\$ -	\$ 136,271	\$ 136,271
Outyear	U.S. Post Office and U.S. Customhouse	Charleston	SC	3	R&A	Full Modernization/Seismic	\$ -	\$ 65,149	\$ 65,149
Outyear	Herbert C. Hoover Federal Building	Washington	DC	1	R&A	Phase VI Construction/Phase VII Design	\$ 531,430	\$ 165,593	\$ 1,103,196
Outyear	New U.S. Courthouse - TBD per Judiciary Courthouse Priority Plan	TBD		TBD	NC	New Construction	\$ -	\$ 250,000	\$ 250,000
Outyear	New LPOEs - TBD per CBP Five Year Plan	TBD		TBD	NC	New Construction	\$ -	\$ 200,000	\$ 200,000
Outyear	Repayment of Federal Capital Revolving Fund - Jacob K. Javits & Estes Kefauver			Multiple	R&A	Installment Acquisition Payment	\$ 276,096	\$ 69,024	\$ 1,035,360
Outyear	Nonprospectus (Basic) Repairs and Alterations Program	Nationwide		Multiple	R&A	Minor Repairs and Alterations	\$ -	\$ 400,000	\$ 400,000
Outyear	Consolidation Activities Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 30,000	\$ 30,000
Outyear	Climate and Resilience	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 45,000	\$ 45,000
Outyear	Fire and Life Safety Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 30,000	\$ 30,000
Outyear	Judiciary Capital Security Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 15,000	\$ 10,000
Outyear	Seismic Mitigation Program	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 10,000	\$ 15,000
Outyear	Energy and Water Conservation	Nationwide		Multiple	R&A	Special Emphasis	\$ -	\$ 15,000	\$ 15,000
Outyear	Union Station	Tacoma	WA	6	R&A	System Upgrades	\$ -	\$ 40,000	\$ 40,000
Outyear	Robert C. Weaver Building	Washington	DC	1	R&A	Conveyance Systems Repair/Replacement	\$ -	\$ 15,900	\$ 15,900
Outyear	Frances Perkins Building	Washington	DC	1	R&A	Multiple System Upgrades	\$ -	\$ 45,300	\$ 45,300
Outyear	William B. Bryant U.S. Courthouse Annex	Washington	DC	1	R&A	Electrical Systems Repair/Replacement	\$ -	\$ 11,067	\$ 11,067
Outyear	Harry S. Truman Federal Building	Washington	DC	1	R&A	Phase VI and VII of IX	\$ 176,780	\$ 330,680	\$ 1,047,652
Outyear	GSA Headquarters Building	Washington	DC	1	R&A	Full Modernization Phase II	\$ 183,300	\$ 140,000	\$ 323,300
Outyear	Patrick V. McNamara Federal Building	Detroit	MI	14	R&A	Systems Upgrades	\$ -	\$ 131,747	\$ 131,747
Outyear	11000 Wilshire Federal Building Annex	Los Angeles	CA	33	R&A	Fire Restoration/Space Recapture/Seismic/Systems Upgrade	\$ 31,410	\$ 153,750	\$ 185,160
Outyear	Mark O. Hatfield U.S. Courthouse	Portland	OR	3	R&A	Exterior/Structural/System Upgrades	\$ -	\$ 51,670	\$ 51,670
Outyear	Center for Medicare and Medicaid Services Headquarters	Woodlawn	MD	7	R&A	Consolidation/Systems Upgrades	\$ -	\$ 13,900	\$ 104,981
<b>OUTYEAR TOTAL</b>								<b>\$ 7,945,437</b>	
<b>FY 2022 - 2023-OUTYEAR PLAN TOTAL</b>								<b>\$ 12,316,673</b>	